

2F.

COMPARABLE SALE

Block 840/ Lot 15A

Type of Property: 2-Story and part basement wood frame flats

ADDRESS: 380-82 Lily St.

LOCATION: N Lily 62.5' E Buchanan

LOT SIZE: 25' x 38'

AREA: 950 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and part basement wood frame flats built about 1895, containing 1/5 and 1/4. Brick foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. 2 fireplaces. 2 circulating gas heaters. Fair condition.

1st. Flr: 25' x 34' = 850 sq ft - 4 rooms.

2nd. Flr: 25' x 34' = 850 sq ft - 5 rooms.

1,700 sq ft - 9 rooms.

INCOME: No rental data available

EXPENSES: Taxes: \$221.85
Insurance: 40.00
\$261.85

SOLD: GRANTOR: Lafayette & Margaret Jenkins
GRANTEE: Del Comp Inv. Co.
RECORDED: 1/22/69
PRICE: \$9,000



COMPARABLE SALE

Block 840/ Lot 15A

Type of Property: 2-Story and part basement wood frame flats

ADDRESS: 380-82 Lily St.

LOCATION: N Lily 62.5 E Buchanan

LOT SIZE: 25' x 38'

AREA: 950 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and part basement wood frame flats built about 1895, containing 1/4 and 1/5. Brick foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. Circulating gas heaters. 2 fireplaces.

1st. Flr: 25' x 34' = 850 sq ft

2nd. Flr: 25' x 34' = 850 sq ft

1,700 sq ft

INCOME: No rent history

EXPENSES: Taxes: \$222.50

Insurance: 40.00

\$262.50

SOLD: GRANTOR: Lafayette and Margaret Jenkins

GRANTEE: Anchor Realty

RECORDED: 1/22/69

PRICE: \$9,000



MAR

68

COMPARABLE SALE

Block 841 / Lot 5

Type of Property: Three Flats

ADDRESS: 413 Lily Street

LOCATION: S/L Lily 114' W Buchanan

LOT SIZE: W 23.5' x S 60'

AREA: 1,410 sf

ZONING: R-4

IMPROVEMENTS:

Three-story and basement wood frame building containing three 5-room flats. Three bathrooms with leg tubs. Three fireplaces. Three gas circulating heaters. Nine hardwood and 6 pine floors. Flat tar and gravel roof. Brick foundation. Unfinished basement. 1-car garage. Approximately 75 years old. Total 15 rooms. Condition poor.

INCOME: 3 Flats @ \$120 Mo. = \$360 Mo.

\$ 4,320 Annual Gross

EXPENSES: Taxes \$ 476
Insurance 80

556
\$ 3,764 Annual Net

SOLD:

Sr.



Income
alization rate

bldg. as improved.

2F

COMPARABLE SALE

Block 841/ Lot 20A

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 452-54 Lily St.

LOCATION: N Lily 220' W Buchanan

LOT SIZE: 27.5' x 48.66'

AREA: 1,340 sf

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1895, containing 1/5 and 1/4. Brick and concrete foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. New roof, exterior recently painted, rear porches. Good condition.

1st. Flr: 22' x 48' = 1,056 sf
2nd. Flr: 22' x 48' = 1,056 sf
2,112 sf

INCOME: 1/5 rm. flat Occupied by owner
1/4 rm. flat \$50 Month

EXPENSES: Taxes: \$363.39
Insurance: 35.00
\$398.39

SOLD: GRANTOR: Fred Aquino, et al
GRANTEE: Boysen, Donald C. Jr.
RECORDED: 5/19/66
PRICE: \$20,000



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COMPARABLE SALE

Block 843/ Lot 2

Type of Property: 2-Story and basement wood frame flat

ADDRESS: 463-5 Fillmore St.

LOCATION: W Fillmore 30' S of Oak

LOT SIZE: 25' x 110'

AREA: 2,750 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flat building built about 1900, containing 1/5 and 1/6. Unfinished basement. Brick foundation. Rustic exterior. Flat tar and gravel roof. Lath and plaster interior walls and ceilings. Pine floors. 2 fireplaces. 2 baths with leg tubs. Very poor condition at time of sale.

1st. Flr:	1,380 sq ft
2nd. Flr:	1,380 sq ft
	<u>2,760 sq ft</u>

INCOME: Occupied by owner at time of sale.

EXPENSES:	Taxes:	\$460.35
	Insurance:	40.00
		<u>\$500.35</u>

SOLD:	GRANTOR:	George B. and Pauline Suber
	GRANTEE:	Castwell Inc.
	RECORDED:	10/21/66
	PRICE:	\$15,000



Block 843/ Lot 2

COMPARABLE SALE

Block 843/ Lot 2

Type of Property: Two-story woodframe, two-flat building

ADDRESS: 463-5 Fillmore St.

LOCATION: W/L Fillmore 30' S of Oak

LOT SIZE: 25' x 110'

AREA: 2,750 sq

ZONING: R-4

Lot 518

IMPROVEMENTS:

Two-story and basement woodframe flat building built about 1900. Unfinished basement. Brick foundation. Rustic exterior. Flat tar and gravel roof. Lath and plaster interior wall and ceilings. Pine floors. Two fireplaces. Two baths with leg tubs. Very poor condition at time of sale.

1st Floor:	5 rooms with bath	-	1,380	sq
2nd Floor:	6 rooms with bath	-	1,380	sq
	11 rooms	-	2,760	sq

Twice size of subject

INCOME: Vacant at time of sale

EXPENSES: Taxes \$460.35

SOLD: GRANTOR: George B. and Pauline Suber

GRANTEE: Castwell Inc.

RECORDED: 10/21/66

PRICE: \$15,000

On basis of \$1,363 per room

On basis of \$5.45 per sq land & building as improved.

3 Flats

COMPARABLE SALE

Block 844/Lot 27

Type of Property: Three-story wood frame three flat building.

ADDRESS: 855-57-59 Oak Street

LOCATION: S/L Oak 165.5 E of Pierce

LOT SIZE: 28.5 x 100' AREA: 2850 sq

ZONING: R-4

IMPROVEMENTS:

Three story wood frame three flat building with partial basement built in 1908. 3/5 room flats. Concrete foundation and unfinished basement. No garage. Rustic exterior and flat tar and gravel roof. Pine floors. Plaster walls and ceilings. Circulating gas heating. Basement is used as storeroom.

1st Flr:	1560 sq	5 rooms
2nd Flr:	1560 sq	5 rooms
3rd Flr:	1560 sq	5 rooms
	<u>4680 sq</u>	<u>15 rooms</u>

INCOME: #855: \$ 90
#857 135
#859 125 \$350 Monthly, \$4200 Annual Gross

EXPENSES: Taxes \$728.88
Insurance 50.00 \$778.88

SOLD: GRANTOR: Natalie Syrom
GRANTEE: Waymon & Mildred Burrell
RECORDED: 5-6-69
PRICE: \$35,000



Type of Property: 2-Story and basement wood frame flats

ADDRESS: 969-71 Oak St.

LOCATION: S Oak 106.2' E of Scott

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sf

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built in 1904, containing 1/5 and 1/6. Brick foundation. Unfinished basement. 1-car garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 2 baths, leg tubs. 2 fireplaces. Gas heaters Fair condition.

1st. Flr: 19' x 60' - 100' = 1,040 sf - 5 rms.

2nd. Flr: 19' x 60' - 100' = 1,040 sf - 6 rms.

2,080 sf 11 rms.

INCOME: 1/5 \$125

1/6 135

\$260 Mo. or \$3,120 Yr.

EXPENSES: Taxes: \$419.43

Insurance: 40.00

\$459.43

SOLD: GRANTOR: Rebecca & Willie Breaux, et al

GRANTEE: Larry J. Wong

RECORDED: 3/20/68

PRICE: \$23,500



IMPROVED COMPARABLE SALE

BLOCK 845 / LOT 31

TYPE OF
PROPERTY: 2-story, 2 flats Building

ADDRESS: 945-47 Oak Street

LOCATION: S/L of Oak Street, 181.25' W of Pierce Street

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5 sq ft

ZONING: R-4

IMPROVEMENTS: 2-story, 2 flats + small illegal basement apartment wood-framed building. Full basement/garage. 2/5's, 1 basement apt. Basement apartment contains toilet and shower. Brick foundation. Some rustic and some wood shingles on exterior. Lath and plaster interior. High hipped roof with asbestos shingles. Brick porch with terrazzo steps. Hardwood floors. Circulating gas heaters. Fair to good condition. Built about 1900. Total of 11 rooms. No electric wall outlets. Poor kitchens.

INCOME: 1/5 @ \$165 mo.
1/5 @ \$175 mo.
base- 70
ment apt.
\$410 mo.

ANNUAL GROSS: \$4,920

EXPENSES:

ANNUAL NET: $\frac{- 769}{\$4,151}$

SOLD:

avis



IMPROVED COMPARABLE SALE

BLOCK 846 / LOT 4

TYPE OF
PROPERTY: 2-story, 2-flats building

ADDRESS: 241-43 Pierce Street

LOCATION: W/L of Pierce Street, 87.5' S of Page Street

LOT SIZE: 25' x 106.25' LOT AREA: 2656.25 sq ft

ZONING: R-3

IMPROVEMENTS: 2-story, 2 flats Victorian building. 2/6's. Stucco front; 3 sides rustic. Full garage/basement. Concrete foundation. Built about 1895. Lath and plaster interior. Flat tar and gravel roof. Pine floors throughout. Fair to poor condition. 1550 sq ft each floor. Total of 3100 sq ft finished building area.

INCOME: Not available

EXPENSES: Taxes: \$504.00
Insurance: 80.00
\$584.00

SOLD: GRANTOR: William J. McFadden

GRANTEE: Huey P. & Sarah L. Banks

RECORDED: 4-11-69

PRICE: \$27,500 with
\$20,000 deed of trust to Savings & Loan
\$ 4,750 deed of trust to seller



COMPARABLE SALE

Block 846/ Lot 4

Type of Property: 2-Story wood frame flats

ADDRESS: 241-3 Pierce

LOCATION: W Pierce 87.5 S Page

LOT SIZE: 25' x 106.25'

AREA: 2,656.25 sq

ZONING: R-3

IMPROVEMENTS:

2-Story wood frame flats built about 1895, containing 1/6 and 1/7. Concrete foundation. Unfinished basement. 2-car garage. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 2 baths, recessed tub in lower, leg tubs, in upper. 2 fireplaces. Fair to good condition. Needed \$3,000 in termite work.

1st. Flr:	25' x 75' - 325' =	1,550 sq - 6 rms.
2nd. Flr:	25' x 75' - 325' =	1,550 sq - 7 rms.
		3,100 sq 13 rms.

INCOME: Occupied by owner

EXPENSES:	Taxes:	\$433.40
	Insurance:	60.00
	Water:	56.60
		\$550.00

SOLD:	GRANTOR:	Dorothy Hult
	GRANTEE:	Wm. J. McFadden
	RECORDED:	1/15/69
	PRICE:	\$21,000



COMPARABLE SALE

Block 847/ Lot 4

Type of Property: 2-Story wood frame flats

ADDRESS: 241-3 Pierce

LOCATION: W Pierce S7.5 S Page

LOT SIZE: 25' x 106.25'

AREA: 2,656.25 $\pm$

ZONING: R-3

IMPROVEMENTS:

2-Story wood frame flats built about 1895, containing 1/6 and 1/7. Concrete foundation. Unfinished basement. 2-car garage. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 2 baths, recessed tub in lower, leg tubs, in upper. 2 fireplaces. Fair to good condition. Needed \$3,000 in termite work.

1st. Flr:	25' x 75' - 325' =	1,550 $\pm$	- 6 rms.
2nd. Flr:	25' x 75' - 325' =	1,550 $\pm$	- 7 rms.
		<u>3,100 $\pm$</u>	13 rms.

INCOME: Occupied by owner

EXPENSES:	Taxes:	\$433.40
	Insurance:	60.00
	Water:	56.60
		<u>\$550.00</u>

SOLD:	GRANTOR:	Dorothy Hult
	GRANTEE:	Wm. J. McFadden
	RECORDED:	1/15/69
	PRICE:	\$21,000



COMPARABLE SALE

Block 847/ Lot 30

Type of Property: 2-Story and basement wood frame flats build.

ADDRESS: 763-65 Page

LOCATION: S Page 131.5' E Pierce

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq ft

ZONING: R-3

IMPROVEMENTS:

2-Story and basement wood frame flats built in 1927, containing 2 flats, 1/6 upstairs and 1/5 down. Concrete foundation. Unfinished basement. 2-car garage. Stucco front. Brick trim. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. Two baths, tile floor and wainscot. Recessed tubs. Gas furnaces. 2 fireplaces. Good condition.

1st. Flr: 25' x 65' - 100' = 1,525 sq ft
2nd. Flr: 25' x 65' + 50' = 1,675 sq ft
3,200 sq ft

INCOME: 1 lower 5 rm. - Occupied by owner.
1 upper 6 rm. - \$87 Mo.

EXPENSES: Taxes: \$429.00
Insurance: 45.00
\$474.00

SOLD: GRANTOR: Max and Ricardine Thom
GRANTEE: LeRay and Earnestine Daigle
RECORDED: 3/22/67
PRICE: \$37,500



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COMPARABLE SALE

Block 849/ Lot 2

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 253-55 Webster

LOCATION: W Webster 25' S Page

LOT SIZE: 25' x 100'

AREA: 2,500 sq ft

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built in 1904, consisting of 1/6 and 1/7. Brick foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. Two baths, leg tubs. 4 fireplaces. Fair condition.

1st. Flr:	25' x 70' - 225' =	1,525 sq ft
2nd. Flr:	25' x 70' - 225' =	1,525 sq ft
		<u>3,050 sq ft</u>

INCOME: Lower 6-rm. flat \$70
Upper 7-rm. flat Occupied by owner

EXPENSES: Taxes: \$547.31
Insurance: 40.00
\$587.31

SOLD: GRANTOR: Francis Tierney
GRANTEE: David and Myra Levy
RECORDED: 1/30/69
PRICE: \$22,000



IMPROVED COMPARABLE SALE

BLOCK 849 / LOT 4

TYPE OF
PROPERTY: 2-story, 2 flats building

ADDRESS: 243-45 Webster Street

LOCATION: W/L of Webster Street, 75' S of Page Street

LOT SIZE: 25' x 100' LOT AREA: 2500 sf

ZONING: R-4

IMPROVEMENTS: 2-story, 2 flat Victorian building. 1/5, 1/6. Full basement. No garage. Brick foundation. Built about 1885. Asbestos shingle front. Rustic on 3 sides. Lath and plaster interior. Flat tar and gravel roof. Terrazzo steps up. Pine floors throughout. 2 fireplaces. Old-style baths with separate toilets. Old kitchens. Very good condition. Total of 11 rooms. 1350 sf ea. floor. Total finished building area 2700 sf.

EXPENSES: Taxes: \$571

SOLD: GRANTOR: Anchor Realty Company

GRANTEE: Roosevelt & Ella M. Truvillion

RECORDED: 9-14-70

PRICE: \$27,000 with
\$27,200 deed of trust to Advance Mtg. Co.



IMPROVED CONTRACT OF SALE

BLOCK 849 / LOT 6

TYPE OF
PROPERTY: 3-story Flats Building

ADDRESS: 215-19 Webster Street

LOCATION: W/L of Webster Street, 125' N of Haight Street

LOT SIZE: 25' x 100'

LOT AREA: 2500 sf

ZONING: R-4

IMPROVEMENTS: Old 3-story Victorian flats building with original basement flat. 1/7; 2/6's. Rustic exterior. Modern baths, and kitchens. Hardwood floors. Good condition. Total of 19 rooms.

INCOME: Bottom - 1/6 @ \$140 mo.
Middle - 1/6 @ \$150 mo.
Top - 1/7 @ \$165 mo.
\$455 mo. total

ANNUAL GROSS: \$5,460

EXPENSES: Taxes: \$977
Insurance: 140
\$1,117

-1,117
\$4,343

SOLD: GRANTOR: Helen M. Caristi

GRANTEE: Spencer J. Thomas

RECORDED: 5-1-69 (recorded contract of sale)

PRICE: \$50,000 with
\$ 5,000 cash down



COMPARABLE SALE

Block 849/ Lot 10

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 412-46 Haight

LOCATION: N Haight 50' W of Webster

LOT SIZE: 25' x 100'

AREA: 2,500 sf

ZONING: C-2

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1890. Concrete foundation. 3 - rm. flat in basement and 1/5 and 1/7. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 3 baths, 2 leg tubs, 1 recessed tub. 4 fireplaces. 3 circulating gas heaters.

Basement:	Estimated	700 sf	- 3 rms.
1st. Flr:	25' x 75' - 250'	= 1,625 sf	- 5 rms.
2nd. Flr:	25' x 65' - 200'	= 1,425 sf	- 7 rms.
		<u>3,750 sf</u>	<u>15 rms.</u>

INCOME: 1/3 @ \$ 70
1/5 @ 80
1/7 @ 115

\$265 Mo. or \$3,180 Yr.

EXPENSES: Taxes: \$536.80
Insurance: 50.00
\$586.80

SOLD: GRANTOR: Thomas Davis
GRANTEE: Arthur D. Watson
RECORDED: 7/21/67
PRICE: \$18,000



IMPROVED COMPARABLE SALE

BLOCK 851 / LOT 12

TYPE OF
PROPERTY: 3-story flats building

ADDRESS: 226-28 Haight Street

LOCATION: N/L of Haight Street, 76.25' E of Buchanan Street

LOT SIZE: 30' x 137.5' LOT AREA: 4,125 sq

ZONING: R-4

IMPROVEMENTS: 3-story Victorian flats building. 3/6's. Original base-
ment flat. Rustic exterior. No garage. Long wood steps
up. Completely remodelled prior to sale. New plumbing
and electrical and interior finish. Hardwood floors.
Sheetrocked interior. Modern baths; formica and new
cases in kitchens. No built-ins. Erected about 1890.
Good condition. Total of 18 rooms.

INCOME: 1/6 @ \$275 mo.
2/6's \$ 300 mo. each = \$800
\$875 mo. total ANNUAL GROSS: \$10,500

EXPENSES: Taxes: \$772
Insurance: 175
\$947

- 947
\$ 9,553

SOLD: GRANTOR: Tom & Bernice Spears

GRANTEE: William Moran and Monte Reddick

RECORDED: 4-17-69

PRICE: \$72,000 with
\$11,600 deed of trust to seller



COMPARABLE SALE

Block 851/ Lot 12

Type of Property: 3-Story wood frame flats

ADDRESS: 226-8 Haight

LOCATION: N Haight 76.25 E Bychanan

LOT SIZE: 30' x 137.5'

AREA: 4,125 sq ft

ZONING: R-4

IMPROVEMENTS:

3-Story wood frame flats built about 1889, containing 3/6's. Concrete foundation. Rustic exterior. Flat roof, tar and gravel. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs.

1st. Flr:	23' x 80' + 300	=	2,140 sq ft
2nd. Flr:	23' x 80' + 200	=	2,040 sq ft
3rd. Flr:	23' x 80' + 100	=	1,940 sq ft
			<u>6,120 sq ft</u>

INCOME: \$115 ea. or \$345 Mo. - \$4,020 Yr.

EXPENSES:	Taxes:	\$772
	Insurance:	50
		<u>\$822</u>

SOLD:	GRANTOR:	Hd. Savings & Loan Assn.
	GRANTEE:	Rex Realty
	RECORDED:	12/2/68
	PRICE:	\$50,000



IMPROVED COMPARABLE SALE

BLOCK 852 / LOT 10

TYPE OF
PROPERTY: 2-story, 3 flats building

ADDRESS: 180-84 Haight Street

LOCATION: N/L of Haight Street, 52.5' E of Laguna Street

LOT SIZE: 30' x 76.58' LOT AREA: 2,297.4'

ZONING: R-4

IMPROVEMENTS: 2-story Victorian with original basement flat. 2/5's, 1/4. Wood-framed building erected about 1890. Part brick and part concrete foundation. Rustic exterior. Wood steps up. Lath and plaster interior. Flat tar and gravel roof. 3 old-style baths; 3 old-style kitchens. Two gas circulating heaters; Two fireplaces. Pine floors throughout. Fair to poor condition. Total of 14 rooms. 1625 sq ea. floor. Total finished building area 4875 sq.

SOLD:

GRANTOR: Houston J. & Hilda M. Hithe

GRANTEE: Arthur D. Watson

RECORDED: 10/1/69

PRICE: \$27,000





IMPROVED COMPARABLE SALE

Block 860 / Lot 4

Type of Property: Three Flats

ADDRESS: 219-223 Fillmore Street

LOCATION: W/L Fillmore St. 72' N Waller St.

LOT SIZE: 24' x 60'

AREA: 1,440 sf

ZONING: R-4

IMPROVEMENTS:

Three story wood frame Victorian type flat building.
 Pine floors. Brick foundation. Three old style
 baths. Rustic exterior. Lath & plaster interiors.
 Contains 1/3-room, 1/4-room and 1/5-room flat. No
 garages. Total of 12 rooms. Condition fair to poor.

INCOME:	1/3-rm. @	\$67 Mo.	
	1/4-rm. @	110	
	1/5-rm.	125 Value (OBO)	
		<u>\$302 Mo.</u>	\$ 3,624 Annual Gross

EXPENSES:	Taxes	\$ 509	
	Insurance	<u>75</u>	
			<u>584</u>
			\$ 3,040 Annual Net

SOLD: GRANTOR: Vesta E. Morgan

GRANTEE: Del Camp Inv., Inc.

RECORDED: 7/16/69

PRICE: \$15,000



COMPARABLE SALE

Block 860/ Lot 18

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 474-76 Waller

LOCATION: N Waller 81.25' E Steiner

LOT SIZE: 25' x 70'

AREA: 1,750 sf

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1903, consisting of 1/6rm. top flat and 1/5-rm. lower flat. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. 2 fireplaces. Circulating gas heaters. Good condition. Approximately \$3,000 in repairs just prior to sale.

1st. Flr:	25' x 65'	=	1,625	sf
2nd. Flr:	25' x 65'	=	1,625	sf
			<u>3,250</u>	sf

INCOME: 1/6 flat @ \$130 Mo.
1/5 flat @ 125
\$255 Mo. - \$3,060 Ann. Gross

EXPENSES: Taxes: \$268.54
Insurance: 40.00
\$308.54

SOLD: GRANTOR: Selmer A. & Berniece Melbastad
GRANTEE: James and Marie Pollard
RECORDED: 5/16/68
PRICE: \$26,000



MAR • 68

COMPARABLE SALE

Block 860/ Lot 19

Type of Property: 2-Story wood frame flats build.

ADDRESS: 482 Waller

LOCATION: N Waller 56.25' E Steiner

LOT SIZE: 25' x 72'

AREA: 1,800 sf

ZONING: R-4

IMPROVEMENTS:

2-Story wood frame flats built about 1900, containing 1/3 and 1/5. Concrete foundation. No basement, detached 1-car garage in front portion of lot. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 2 baths, one leg tub, one recessed tub. One fireplace. Two circulating heaters. Fair condition. Considerable updating since sale date.

1st. Flr:	25' x 46' - 198	= 952	sf
2nd. Flr:	25' x 46' - 198	= 952	sf
		<u>1,904</u>	sf

INCOME: No rental data available

EXPENSES:	Taxes:	\$484.00
	Insurance:	45.00
		<u>\$529.00</u>

SOLD:	GRANTOR:	Solano Savings and Loan
	GRANTEE:	Raymond and Vart Cafini
	RECORDED:	9/14/67
	PRICE:	\$37,500



COMPARABLE SALE

Block 860/ Lot 24

Type of Property: 1-Story and basement wood frame apts.

ADDRESS: 214 Steiner

LOCATION: E Steiner 97' S Haight

LOT SIZE: 23' x 81.25'

AREA: 1,868.75 sq

ZONING: C-2

IMPROVEMENTS:

1-story and basement wood frame single family dwelling converted to apartment building, built about 1880, containing 2/3's and 1/4. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 3 baths, recessed tubs. One fireplace. Gas wall heaters. Good condition. Basement contains 1/4-rm. furnished apt. for \$75 per month.

1st. Flr: 1,180 sq

INCOME: Each unit @ $\$75$ per mo.
 $\$225$ per mo. = \$2,700 Ann. Gross

EXPENSES: Taxes; \$535.81
Insurance: 45.00
\$580.81

SOLD: GRANTOR: Jacques & Shirley LaFitte
GRANTEE: Alastair Roberts
RECORDED: 11/16/66
PRICE: \$28,000



COMPARABLE SALE

Block 861/ Lot 9

3F

Type of Property: 3-Story wood frame flats

ADDRESS: 525-30 Waller

LOCATION: N Waller 106.25' W Steiner

LOT SIZE: 25' x 137.5'

AREA: 3,437.50 sq ft

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flats built about 1890, containing 3/5's. Brick foundation. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors, 3 baths, leg tubs. Old barn in the rear, vacant at time of sale.

1st. Flr:	25' x 50' - 100' =	1,150 sq ft
2nd. Flr:	25' x 50' - 100' =	1,150 sq ft
3rd. Flr:	25' x 50' - 100' =	1,150 sq ft
		<u>3,450 sq ft</u>

INCOME: \$90 ea. or \$270 Mo. - \$3,240 Yr.

EXPENSES:	Taxes:	\$488.06
	Insurance:	50.00
		<u>\$538.06</u>

SOLD: GRANTOR: Camille B. Todhunter
GRANTEE: Earnest & Inez McAvoy
RECORDED: 4/5/66
PRICE: \$24,000



MAR 89

2 FLATS

COMPARABLE SALE

BLOCK 864/Lot 6

Type of Property: Three-story wood frame two-flat building

ADDRESS: 63-5 Pierce Street

LOCATION: W/L Pierce 185' S Waller

LOT SIZE: 25' x 95' AREA: 2,375 sq. ft.

ZONING: R-3

IMPROVEMENTS:

Two-story and attic wood frame dwelling built about 1901. Unfinished basement. One car garage. Concrete foundation. Rustic and shingle exterior. Gable roof, tar and gravel. Plaster walls and ceilings. Four hardwood floors. Six pine floors. Two baths. Leg tubs.

1st Floor	4 rooms	1,225 sq. ft.
2nd Floor	4 rooms	1,225 sq. ft.
Attic	2 rooms	300 sq. ft.
	10 rooms	2,750 sq. ft.

SOLD: GRANTOR: Gorden M. Peterson, extr. est.
James C. Peterson, dec'd.

GRANTEE: Edward P. Boss

RECORDED: 2/29/68

PRICE: \$26,000
On basis of \$10.94 per sq. ft. land & bldg. as improved.



Type of Property: 2-Story and basement wood frame flats

ADDRESS: 70-72 Webster St.

LOCATION: E. Webster 112.5' N of Hermann

LOT SIZE: 25' x 87.5' AREA: 2,187 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1890, containing 1/5 and 1/6. Concrete foundation. Unfinished basement. One-car garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 2 baths, leg tubs circulating gas heaters. Fair condition.

1st. Flr: 25' x 73' - 400' = 1,425 $\frac{1}{2}$ - 5 rms.
2nd. Flr: 25' x 73' - 400' = 1,425 $\frac{1}{2}$ - 6 rms.
2,850 $\frac{1}{2}$ 11 rms.

INCOME: 1/5 @ \$85
1/6 @ 95 \$180 Mo. or \$1,980 Yr.

EXPENSES: Taxes: \$439.89
Insurance: 40.00
\$479.89

SOLD: GRANTOR: Estate of William Stephens
GRANTEE: Arthur D. Watson
RECORDED: 4/24/68
PRICE: \$18,500



IMPROVED COMPARABLE SALE

BLOCK 875 / LOT 16

TYPE OF
PROPERTY: 2-story, 2 flats building

ADDRESS: 361-63 Hermann Street

LOCATION: S/L of Hermann Street, 140.292' E of Steiner Street

LOT SIZE: 25' x 94.292' LOT AREA: 2357.3 sf

ZONING: R-4

IMPROVEMENTS: 2-story, 2 flats wood-framed building. Built about 1910. Concrete foundation. Rustic exterior. Lath and plaster interior. Flat tar and gravel roof. Pine floors throughout. 2 baths with separate toilets; 2 fireplaces; 2 gas circulating heaters.

EXPENSES: Taxes: \$544

SOLD: GRANTOR: Equitable Savings & Loan Association

GRANTEE: Frank & Edith C. Harrison

RECORDED: 4-24-69

PRICE: \$22,500 with
\$20,200 deed of trust to Savings & Loan



COMPARABLE SALE

Block 1026 / Lot 8

Type of Property **L** Three Flats (Front & Rear Buildings)

ADDRESS: 2712 California Street

LOCATION: N/L California 162.5' W Scott

LOT SIZE: 25'x 137.5'

AREA: 3,437.5~~g~~

ZONING: R-4

IMPROVEMENTS:

Two-story wood frame Victorian residence converted into two 4-room flats plus 1-room basement apartment. 3 bathrooms - 2 leg tubs, 1 stall shower. 7 hardwood floors, 1 pine floor. Plaster walls and ceilings. concrete foundation. Flat tar and gravel roof. Condition good. Age approximately 75 years.

Rear wood frame cottage contains 2 rooms. Pine floors Recessed tub. Gas circulating heater. Plaster walls and ceilings. Condition good. Age approximately 90 years. Total of 10 rooms

INCOME: Upper Flat \$230
Lower Flat OBO 250 (value)
Cot

40 Annual Gross

EXPENSES: Tax
Ins

54
76 Annual Net

SOLD: GR

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g. as improved.



IMPROVED COMPARABLE SALE

Block 1030 / Lot 26

Type of Property: Three Flats

ADDRESS: 3091-93 California Street

LOCATION: S/L California, 26.25' E Lyon

LOT SIZE: 30' x 100' + (Irreg.) AREA: 3,010 sf

ZONING: R-4

IMPROVEMENTS:

Estimated 80 year old two-story Victorian style flat building over ground level full basement. Two car parking space. Central heat. Rustic exterior. Plaster interior. First floor with 2 units; upstairs with one unit. 3 old style baths. 2/3's and 1/6-room flat. Total of 12 rooms. Condition fair to good.

INCOME:	1/6-rm. @	\$150 Mo.	
	1/3-rm. @	120	
	1/3-rm. @	90	
		<u>\$360</u> Mo.	\$ 4,320 Annual Gross

EXPENSES:	Taxes	\$688	
	Insurance	<u>75</u>	
			<u>763</u>
			\$ 3,557 Annual Net

SOLD: GRANTOR: Claude P. & Leona H. Sansom

GRANTEE: Alan H. Glas; Theodore R. Anstedt, Jr.; James A. Roessler; and Mark H. Miller

RECORDED: 5/28/70

PRICE: \$35,500



COMPARABLE SALE

Block 1047 / Lot 4

Type of Property: Two-story woodframe two-flat building

ADDRESS 1613-13½ Baker

LOCATION: W/L Baker 82.5' S of Pine

LOT SIZE: 27.5' x 93.75' AREA: 2,578.125 ₤

ZONING: R-3

IMPROVEMENTS:

Two-story woodframe flats containing 2/4's, built about 1885. Brick foundation. No basement. Rustic exterior. Gable roof - composition shingles. Plaster walls and ceilings. Pine floors. Two baths, leg tubs. One fireplace.

1st flr:	860 ₤	4 rms.
2nd flr:	860 ₤	4 rms.
	<u>1,720 ₤</u>	<u>8 rms.</u>

SOLD: GRANTOR: Peter Newell
 GRANTEE: Ernest A. Kaeselan
 RECORDED: 9/15/66
 PRICE: \$29,500



IMPROVED COMPARABLE SALE

BLOCK 1047 / LOT 6

TYPE OF
PROPERTY: 2-story flats building

ADDRESS: 1609 Baker Street

LOCATION: W/L of Baker Street, 112.5' N of Bush Street

LOT SIZE: 25' x 87.5' LOT AREA: 2,187.5 $\frac{1}{2}$

ZONING: R-3

IMPROVEMENTS: 2-story Victorian flats building over basement garage. 1/5; 1/6. Wood-framed; brick foundation; Lath and plaster interior. Rustic exterior. Flat tar and gravel roof. Pine floors throughout. 2 baths; 10 plumbing fixtures; 2 fire places. 4 closets. Fair condition. Built in 1890.

1st and 2nd floors, 1,460 $\frac{1}{2}$ each. Total finished building area, 2,920 $\frac{1}{2}$. Total of 11 rooms.

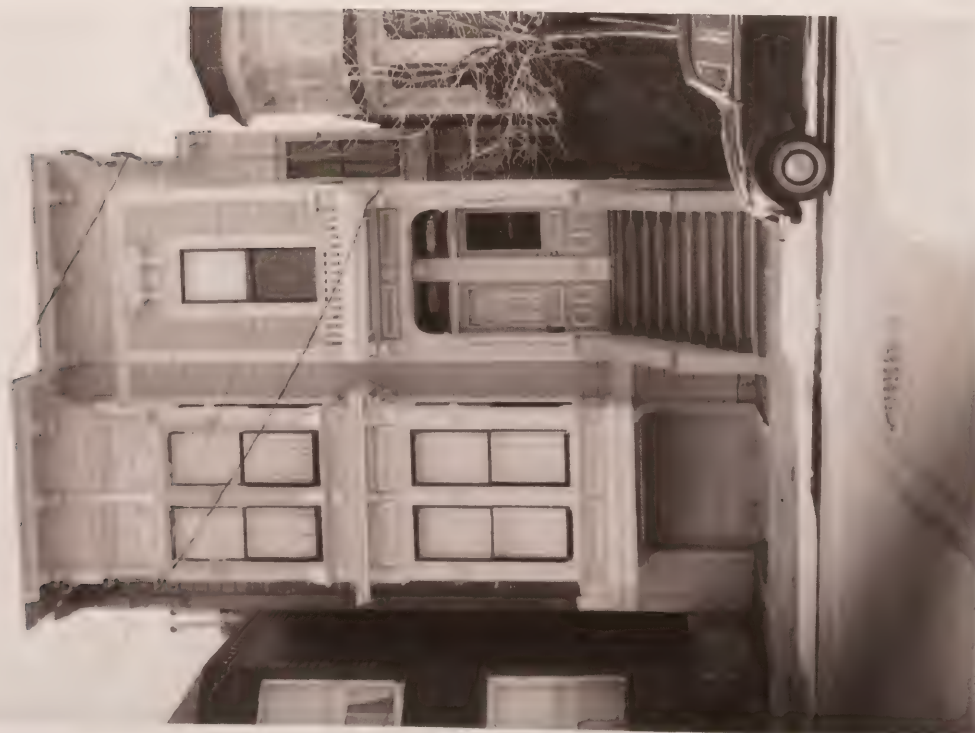
EXPENSES: Taxes: \$590

SOLD: GRANTOR: Charles Nieckarz

GRANTEE: Ronald M. Mortimore, $\frac{1}{2}$ interest and Edgar W. Morse, $\frac{1}{2}$ interest

RECORDED: 7-31-70

PRICE: \$37,000 with \$25,900 deed of trust to S&L and \$3,100 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 1047 / LOT 36

TYPE OF
PROPERTY: 2-story, 2 Flats Building

ADDRESS: 2933 Pine Street

LOCATION: S/L of Pine Street, 118.75' W of Baker Street

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5 sf

ZONING: R-3

IMPROVEMENTS: 2-story Victorian flats building. 2/4's plus 2-room basement apartment. Had been used prior as 2 apartments. 3 modern baths. Built-in modern kitchen. Asbestos shingle front. 3 fireplaces. Central heat. Built about 1890. Total of 10 rooms. Excellent condition.

INCOME: Operated by owner

SOLD: GRANTOR: Harold F. Gardner

GRANTEE: John S. & Judith A. Goldsmith

RECORDED: 5-1-70

PRICE: \$38,500 with
\$28,000 deed of trust



IMPROVED COMPARABLE SALE

BLOCK 1048 / LOT 27

TYPE OF
PROPERTY:

2-story Flats Building

ADDRESS:

1638-40 Baker Street

LOCATION:

E/L of Baker Street, 87.5' S of Pine Street

LOT SIZE:

25' x 87.5'

LOT AREA: 2187.5 $\pm$

ZONING:

R-3

IMPROVEMENTS:

2-story Victorian flats building with full basement/garage
2/6's. Rustic exterior with low brick facade. Lath and
plaster interior. Central gas heat. New wiring. Very
good condition.

INCOME:

1/6 up - \$175 mo.
1/6 down - 140 "
\$315 mo. total

ANNUAL GROSS: \$3,780

EXPENSES:

Taxes: \$842
Insurance: 140
\$982

982
\$2,798

SOLD:

GRANTOR: Peter L. Newell

GRANTEE: Roy A. Johnson

RECORDED: 5-7-70

PRICE: \$36,500 with
24,600 deed of trust





IMPROVED COMPARABLE SALE

BLOCK 1049 / LOT 27

TYPE OF
PROPERTY: 2-story Flats Building

ADDRESS: 2761 Pine Street

LOCATION: S/L of Pine Street, 250.25' W of Divisadero Street

LOT SIZE: 24.75' x 92.5'

LOT AREA: 2289.49

ZONING: R-3

IMPROVEMENTS: Old 2-story flats building over basement garage.
1/5; 1/4. Wood-framed building erected about 1885.
Brick and concrete foundation. Lath and plaster
interior. Rustic exterior. High gabled roof.
Pine floors throughout. 2 baths. Poor condition.

EXPENSES: Taxes: \$768

SOLD: GRANTOR: Equitable Savings & Loan Association

GRANTEE: Doris L. Love

RECORDED: 8-20-70

PRICE: \$22,000 with \$22,000 deed of trust to
seller and Savings & Loan



COMPARABLE SALE

Block 1049/ lot 28

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 2729-31 Pine St.

LOCATION: S Pine 225' W of Divisadero

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sf

ZONING: R-3

IMPROVEMENTS:

2-Story and basement wood frame flats built about 1890, containing 2/5's. Brick foundation. Unfinished basement. 1-car garage. Rustic and asbestos shingles. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. 2 fireplaces. Circulating gas heaters. Good condition.

1st. Flr:	22' x 60' - 108'	= 1,212 sf	- 5 rms.
2nd. Flr:	22' x 60' - 108'	= 1,212 sf	- 5 rms.
		<u>2,424 sf</u>	- 10 rms.

INCOME: 1 @ \$85
1 - occupied by owner

EXPENSES: Taxes: \$451.00
Insurance: 50.00
\$501.00

SOLD: GRANTOR: Joann Williams
GRANTEE: Edward L. & Yvonne M. Dickerson
RECORDED: 10/28/68
PRICE: \$23,000



COMPARABLE SALE

Block 1053/ Lot 26 & 27

Type of Property: Two 1-story wood frame 4-rm. cottages

ADDRESS: Lot 26: 2773 Bush St.
Lot 27: 2767 Bush St.LOCATION: Lot 26: S Bush 100' E of Baker
Lot 27: S Bush 100' E of BakerLOT SIZE: Lot 26: 37.5' x 100' = 3,750 sq
Lot 27: 37.5' x 37.5' = 1,406 sq
5,156 sq Total area

ZONING: R-3

IMPROVEMENTS:

Lot 26:1-story and basement wood frame 4-rm. cottage
built about 1900. Concrete foundation. Unfinished
basement. One car garage. Rustic exterior. Gable
roof, composition shingles. Plaster walls and ceilings.
Hardwood floors. One bath, tile stall shower. 2
gas wall heaters. Fair to good condition.

909 sq - 4 rms.

INCOME: Front Cottage: Lot 26: \$90/ Mo.
Rear Cottage : Lot 27: 90/Mo.
\$180 Mo. \$2,160 Ann. GrossEXPENSES: Both Parcels: Taxes: \$497.20
Insurance: 75.00
\$572.20SOLD: GRANTOR: Jack R. Merkel
GRANTEE: Michael Doerr
RECORDED: 7/9/68
PRICE: \$27,500

IMPROVEMENTS:

Lot 27:

1-story and basement wood frame 4-rm cottage built about 1910. Concrete foundation. Unfinished basement. One-car garage. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Hardwood floors. One bath, leg tub. Circulating gas heater. Fair condition.

26' x 32' = 832 sq 4 rms.

COMPARABLE SALE

Block 1055, Lot 2

Type of Property: Two Flats

ADDRESS: 1515 Lyon Street

LOCATION: W Lyon 107.5' S Bush

LOT SIZE: 30' x 68.75'

AREA: 2,062.5 sf

Zoning: R-3

IMPROVEMENTS:

Two-story wood frame flat building containing two 4-room flats, each with leg tub bath. No basement. Brick foundation. Exterior front has composition shingles. Original plaster interior. Pine floors. Erected in 1890. Total of 8 rooms.

INCOME: Vacant at time of sale.

EXPENSES:	Taxes	\$ 442
	Insurance	30
		<u>\$ 472</u>

SOLD: GRANTOR: Harry A. Butler

GRANTEE: Jessie L. James

RECORDED: 4/2/69

PRICE: \$21,000

On basis of \$2,625 per room

On basis of \$10.18 per sf land & Bldg. as improved

COMPARABLE SALE

Block 1055/ Lot 10

Type of Property: 3-Story and wood frame flats

ADDRESS: 2945-47 Bush St.

LOCATION: S Bush 135' E Presidio Ave.

LOT SIZE: 26.458 x 85.813

AREA: 2,270.440 sq ft

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flats built about 1900, containing 1/3, 1/5 and 1/4. Brick and concrete foundation. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 3 baths, leg tubs. Circulating gas heaters. Poor condition.

1st. Flr:	Approximately	400 sq ft
2nd. Flr:	26' x 57' - 106'	= 1,376 sq ft
3rd. Flr:	26' x 45' - 106'	= 1,064 sq ft
		<u>2,840 sq ft</u>

INCOME: 1/3 @ \$ 50
1/5 @ 105
1/4 @ 80

\$235 Mo. - \$2,820 Yr.

EXPENSES: Taxes; \$204.00
Insurance: 33.00
Water: 72.00 \$309.00

SOLD: GRANTOR: Patricia Good
GRANTEE: Rodney Tyler, Jr.
RECORDED: 2/8/66
PRICE: \$25,500

GRANTOR: Rodney Tyler, Jr.
GRANTEE: Cleo L. Mulvany
RECORDED: 9/30/68
PRICE: \$23,500



COMPARABLE SALE

Block 1073/ Lot 22

Type of Property: 1-Story and basement wood frame dwelling

ADDRESS: 2715 Sutter

LOCATION: S Sutter 44.813' W Lyon

LOT SIZE: 24.813' x 87.5'

AREA: 2,171 $\frac{1}{2}$

ZONING: R-3

IMPROVEMENTS:

1-Story and basement wood frame dwelling converted into 1/3 and 1/4. Built about 1904. Concrete foundation. 3 finished rooms in basement, and 4 rooms on 1st floor. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 2 fireplaces. 2 baths, leg tubs. Fair condition.

Basement: 18' x 50' - 175' = 725 $\frac{1}{2}$ - 3 rms.

1st. Flr: 18' x 50' - 175' = 725 $\frac{1}{2}$ - 4 rms.

1,450 $\frac{1}{2}$ - 7 rms.

INCOME: 1/3 @ \$115

1/4 @ 140 \$255 Mo. or \$3,060 Yr.

EXPENSES: Taxes: \$429.98

Insurance: 50.00

\$479.98

SOLD: GRANTOR: Ted O'Brien

GRANTEE: Charles E. & Nina A. Bolen

RECORDED: 2/21/69

PRICE: \$26,500



COMPARABLE SALE

2F

Block 1074 / Lot 32

Type of Property: Two-story woodframe two-flat building

ADDRESS: 2611 Sutter

LOCATION: S/L Sutter 125' W of Baker

LOT SIZE: 25' x 137.5' AREA: 3,437.5 sf

ZONING: R-3

IMPROVEMENTS: Two-story and basement woodframe flats and apartments built about 1890. Concrete foundation. Unfinished basement. Two-car garage. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. Three baths. One three-room and one four-room apartment. One six-room flat.

1st Flr:	1,525 sf	6 rms.
2nd Flr:	1,525 sf	7 rms.
	<u>3,050 sf</u>	<u>13 rms.</u>

SOLD: GRANTOR: Olivia Harvey, extr. est. Milton Plousha

GRANTEE: Pauline Martinez

RECORDED: 9/14/67

PRICE: \$28,000



COMPARABLE SALE

Block 1079 / Lot 17

Type of Property: Two-story woodframe two-flat building

ADDRESS: 2353-5 Post / 62 Garden

LOCATION: S/L Post 200' W of Divisadero

LOT SIZE: 25' x 125' AREA: 3,125 sf

ZONING: R-3

IMPROVEMENTS: Two-story and basement woodframe flats containing 1/4 and 1/5, built about 1890. Concrete foundation. Unfinished basement. Two-car garage. Rustic and shingle exterior. Flat tar and gravel roof. Plaster walls and ceilings. Two baths, leg. tubs.

1st Flr:	1,260 sf	4 rms.
2nd Flr:	1,260 sf	5 rms.
	<u>2,520 sf</u>	<u>9 rms.</u>

SOLD: GRANTOR: Hibernia Bank extr. est of Michael McGrath

GRANTEE: N. Gray and Co.

RECORDED: 1/2/68

PRICE: \$30,100



IMPROVED COMPARABLE SALE

BLOCK 1082 / LOT 8

TYPE OF
PROPERTY: 1-story residence with cottage at rear

ADDRESS: 2522-24 Geary Boulevard

LOCATION: N/L of Geary Boulevard, 100' W of Lyon Street

LOT SIZE: 26.5' x 100' LOT AREA: 2,650sf

ZONING: C-2

IMPROVEMENTS: 1-story residence over basement garage with 1-story
cottage at rear.
FRONT: Wood-framed building erected about 1890.
4 rooms. Concrete foundation. Lath and
plaster interior. Rustic exterior. Gabled
shingled roof. Pine floors, rear porch;
1 bathroom. Fair condition. 826sf
REAR: 1-story wood-framed building erected about 1890.
Lath and plaster interior. Rustic exterior.
Brick foundation. Gabled asbestos roof. 1
bathroom; no heat. Poor condition. 4 rooms.
550sf

INCOME: Front residence - \$125 mo.
cottage at rear - 80.mo.
\$205 mo. total ANNUAL GROSS: \$2,460

EXPENSES: Taxes: \$467
Insurance: 140
ANNUAL NET: 607
\$1,853

SOLD: GRANTOR: Gabriel Ressegue
GRANTEE: Jacques N. Janot
RECORDED: 10-7-70
PRICE: \$27,500 with \$17,500 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 1101 / LOT 3

TYPE OF
PROPERTY: 1 Store/4 Apartments above

ADDRESS: 1347-51 Divisadero Street

LOCATION: W/L of Divisadero Street, 67' S. of O'Farrell Street

LOT SIZE: 23.5' x 100' LOT AREA: 2,350 sq

ZONING: C-2

IMPROVEMENTS: 3-story wood-framed building, erected in 1910. No basement. Stucco front. Ground floor store. 2 studio apartments, and 2 three-room apartments. Lath and plaster interior. Pine floors. Fire escape. Vacant for 2 years prior to sale. Extensive vandalism damage. Estimate obtained for restoration was \$60,000. Now in process of complete rehabilitation. 1968 rents were \$100 for store, \$100 each for studios, and \$110 each for 3-room apartments, all prior to vandalism damage. Condition very poor.

INCOME: Vacant when sold

EXPENSES: Taxes: \$1,144

SOLD: GRANTOR: Elwood L. & Thelma Hansen; and Alma C. Hansen

GRANTEE: Essie L. Collins

RECORDED: 11-12-70

PRICE: \$20,000 with
\$15,000 deed of trust to seller



IMPROVED COMPARABLE SALE

Block 1101 / Lot 12-A

Type of Property: Three Flats

SUBJECT

ADDRESS: 2074-8 Ellis Street

LOCATION: N/L Ellis, 62.5' E. Broderick

LOT SIZE: 25' x 112.5'

AREA: 2,812.5 sq ft

ZONING: R-3

IMPROVEMENTS:

Three story Victorian type wood frame flat building erected about 1895. Rustic exterior. Flat tar & gravel roof. Hardwood floors. Full basement. No garage. Contains 1/4-rm and 2/5-rm. flats. Total of 14 rooms. Condition fair to good.

INCOME: Rental data not available

EXPENSES:	Taxes	\$ 805
	Insurance	75
		\$ 880

SOLD: GRANTOR: Estate of Maude E. Finney

GRANTEE: Alan C. Lincoln & Dino J. Boufidis

RECORDED: 2/20/70

PRICE: \$30,000



IMPROVED COMPARABLE SALE

BLOCK 1126 / 15

TYPE OF
PROPERTY: 2-Flats

ADDRESS: 1980-82 Eddy Street

LOCATION: N/L of Eddy Street, 62.5' E of Broderick Street

LOT SIZE: 25' x 137.5'

LOT AREA: 3437.5 sf

ZONING: R-4

IMPROVEMENTS: 2-flats building. Concrete foundation. Asbestos shingle front; 3 sides rustic. Gabled asbestos shingle roof. Full basement with garage. Terrazzo steps. Old-style interior finish. Built about 1895. Fair condition.

INCOME:	1/6 room flat up	- \$140.00 mo.	
	1/5 room flat down	- 140.00 mo	
		<u>\$280 mo. total</u>	ANNUAL GROSS: \$3,360

EXPENSES:	Taxes:	\$540.00	
	Insurance:	60.00	
		<u>\$600.00</u>	ANNUAL NET \$2,760

SOLD:

Grantor:	Beulah Credit
Grantee:	Charles L. Theus
Recorded:	7-9-69
Price:	\$26,500



SALE 1129-20

LOCATION: 1977-1979 Eddy Street

PARTIES: Joseph Pough to Bruno J. Belli

RECORDED: 2/9/66 Reel B17, Image 399

ZONING: R-3

I.R.S.: \$24.75

SALES PRICE: \$22,500

LAND SIZE: 25 x 55.5 = 1,388 square feet

UNIT VALUE: \$16.21 per square foot

IMPROVEMENTS: Two story frame, two-flat structure over basement garage

REMARKS: Two flats @ \$120/mo. ea. = \$240

GRM = 94





IMPROVED COMPARABLE SALE

BLOCK 1130 / LOT 7

TYPE OF
PROPERTY: 2 Flats

ADDRESS: 1023-25 Broderick Street

LOCATION: W/L of Broderick Street, 82.5 N. of Turk Street

LOT SIZE: 27.5' x 100'

LOT AREA: 2750 sf

ZONING: R-3

IMPROVEMENTS: 2-story Victorian flats building. 2/5's. Concrete foundation. Hardwood floors. 10 rooms. Good condition.

EXPENSES: Taxes: \$842

SOLD: Grantor: Lucia C. Rosales

Grantee: Robert McDuff; and Julius Ball

Recorded: 10-16-70

Price: \$24,750 with
\$22,275 deed of trust to seller



27

COMPARABLE SALE

Block 1151 / Lot 13

Type of Property: Two Flats

ADDRESS: 1918 Golden Gate Avenue

LOCATION: N/L Golden Gate, 200' W of Baker

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq

ZONING: R-3

IMPROVEMENTS: Two-story Victorian 2-flat building with full basement. No garage. Concrete foundation. Rustic Victorian exterior. Hardwood floors. Plastered interior. Circulating gas heaters. Two fireplaces. One finished basement room with separate entrance. Marble sink tops in 2 baths. 1/5 and 1/6rm. flat. Good condition. No updating except recessed tub in upstairs bath.

INCOME: \$350 per month or \$ 4,200 Yearly

EXPENSES:	Taxes	\$ 596	
	Insurance	<u>75</u>	
			<u>671</u>
			\$ 3,529 Annual Net

SOLD: GRANTOR: Mabel H. Fitzsimmons

GRANTEE: Claude Gipson

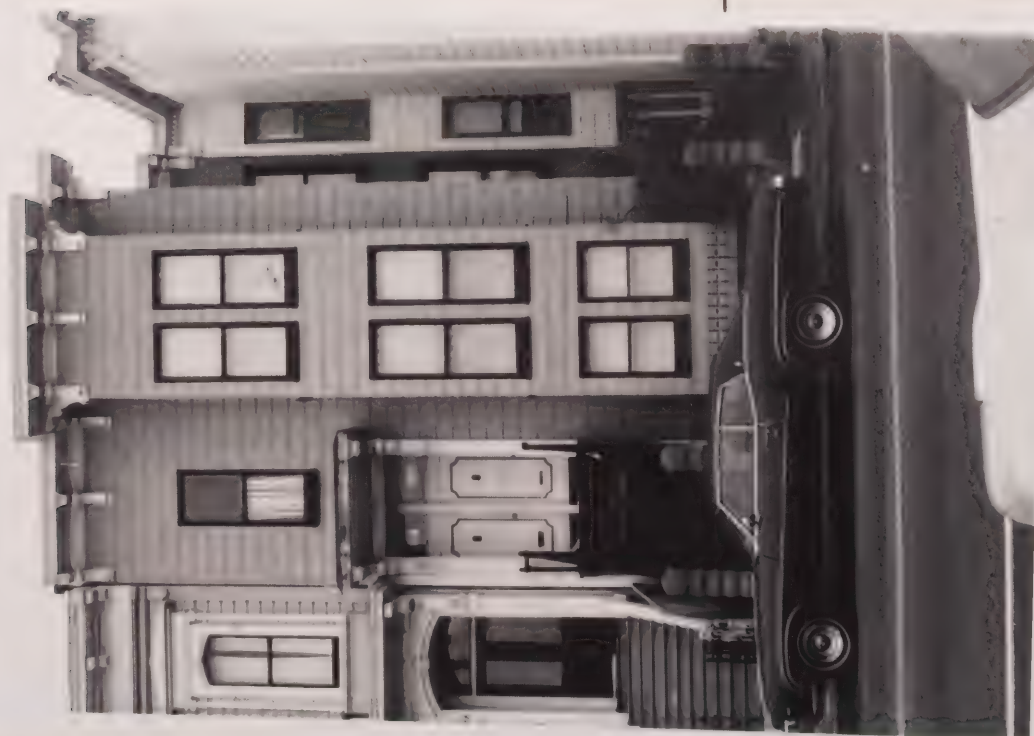
RECORDED: 4/23/69

PRICE: \$36,500

On basis of 8.7 x Gross Annual Income

On basis of 9.7% overall capitalization rate

On basis of \$10.62 per sq land & bldg. as improved.



27
SALE 1152-8

LOCATION: 909-911 Broderick Street

PARTIES: Nicholas A. and Bridgit D. Ernser to Amelia Ledet

RECORDED: 8/21/68 Reel B267, page 407

ZONING: R-4

I.R.S. \$9.90

SALES PRICE: \$33,000

LAND SIZE: 25 x 87.5 = 2,188 s.f.

UNIT VALUE: \$15.08/s.f.

IMPROVEMENTS: Two-story, two-flat apartment over two-car garage

REMARKS: Two flats (five rooms each) rented @ \$150 each plus all utilities except water. Grantee has property presently listed for \$35,500

GRM = 110



2 FLATS

COMPARABLE SALE

Block 1152 / Lot 8

Type of Property: Two Flats

ADDRESS: 909-11 Broderick Street

LOCATION: W Broderick 40' N Golden Gate

LOT SIZE: 25' x 87.5'

AREA: 2,187.5 sq

ZONING: R-4

IMPROVEMENTS:

Two-story over garage wood frame and stucco building containing two 5-room flats and a 2-car garage. Circulating gas heat. Hardwood floors. Condition good. Age estimated 45 years.

INCOME:	Upper flat	\$155 Mo.	
	Lower Flat	150	
		\$305 Mo.	\$3,660 Annual Gross

EXPENSES:	Taxes	\$726	
	Insurance	60	
			786
			\$2,874 Annual Net

SOLD: GRANTOR: Amilea Ledet

GRANTEE: Ardis L. Sims

RECORDED: 6/23/69

PRICE: \$36,000

On basis of 9.8 x Gross Annual Income

On basis of 8.0% overall capitalization rate

On basis of \$3,600 per room

On basis of \$16.46 per sq land & Bldg. as improved



3 FLAT

COMPARABLE SALE

Block 1152/Lot 21

Type of Property: Three-story and basement woodframe flat building.

ADDRESS: 824-26-28 Baker Street

LOCATION: E/L Baker, 100 N Golden Gate Ave.

LOT SIZE: 25x100 AREA: 2500 ₤

ZONING: R-3

IMPROVEMENTS:

Three story and basement woof frame flat building erected in 1907. 3/6 room flats, all with leg tub baths. Concrete foundation. Rustic exterior. Plastered interior. Pine floors. 2 fireplaces. Flat tar and gravel roof. Unfinished basement has 2-car garage. Condition fair.

1st Flr:	1715 ₤	6 rms.
2nd Flr:	1715 ₤	6 rms.
3rd Flr:	1715 ₤	6 rms.
	<u>5145 ₤</u>	18 rms.

INCOME: Vacant when sold.

EXPENSES:	Taxes	\$818	
	Insurance	<u>135</u>	\$953

SOLD: GRANTOR: Kenneth F. & Antonia D. Marinas
GRANTEE: John H. & Sandra L. Savage
RECORDED: 10-15-68
PRICE: \$38,000



MAR 68

SALE 1152-22

LOCATION: 830-834 Baker Street

PARTIES: Eddie C. Ancheta to Vera G. Schneider

RECORDED: Reel 123, image 844

ZONING: R-3

I.R.S.: \$45.65

SALES PRICE: \$41,500

LAND SIZE: 25 x 100 = 2,500 square feet

UNIT VALUE: \$16.60/s.f.

IMPROVEMENTS: Three-flat frame multi-family residence currently rented as follows:

1 six-room apt. @ \$137/mo.	=	\$137
2 seven-room apt. @ \$145/mo. ea.	=	290
		<u>\$427</u>

GRM = 97



2 F

SALE 1153-4

LOCATION: 1033, 1035, and 1035A Divisidero

PARTIES: Dominic and Linda Marengo to T. L. and Jerry Williams

RECORDED: 3/8/68 Reel 222, image 975

ZONING: C-2

I.R.S.: \$41.25

SALES PRICE: \$37,500

LAND SIZE: 50 x 125 = 6,250 s.f.

UNIT VALUE: \$6.00/s.f.

IMPROVEMENTS: Two-story frame two-flat residence plus three-room unit in rear

REMARKS: Grantee has subsequently refinished all three units and they now rent as follows:
1 4-room plus bath--owner occupied @ \$150/mo.
1 4-room plus bath--\$150/mo plus utilities
1 3-room plus bath--\$45/mo.(this is over rear garage)

2 @ \$150 = \$300
1 @ 45 = 45
\$345

GRM = 109



3F

SALE 1154-19

LOCATION: 1773-7 Turk Street

PARTIES: Wyatt Shallcross, Jr., to Louis M. Blakely

RECORDED: 5/26/66 Reel B53, Image 544

ZONING: R-4

I.R.S.: \$47.30

SALES PRICE: \$43,000

LAND SIZE: 25 x 75 = 1,875 s.f.

UNIT VALUE: \$22.93/s.f.

IMPROVEMENTS: Three-story frame, three-flat structure, partially owner-occupied, partially rented, over basement

REMARKS: Three flats, two larger over one smaller
2 flats @ \$140/mo = \$280
1 flat @ \$125/mo = 125
\$405
GRM = 106



COMPARABLE SALE

2F

Block 1154 / Lot 30

Type of Property: Two-story woodframe two-flat building

ADDRESS: 1733-35 Turk

LOCATION: S Turk 130' W Scott

LOT SIZE: 25' x 100' AREA: 2,500 sf

ZONING: R-3

IMPROVEMENTS:

Two-story and basement woodframe flats built about 1885. Concrete foundation. Unfinished basement. One-car garage. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. Two baths, leg tubs. Two fireplaces.

1st Flr:	1,440 sf	6 rms.
2nd Flr:	1,440 sf	6 rms.
	<u>2,880 sf</u>	<u>12 rms.</u>

SOLD: GRANTOR: Charles Ailes, dec'd by Bessie Moore

GRANTEE: Laurel Investment Co.

RECORDED: 4/26/65

PRICE: \$24,125



IMPROVED COMPARABLE SALE

BLOCK 1156 / LOT 12

TYPE OF

PROPERTY: 2-story Flats building

ADDRESS: 1622 McAllister Street

LOCATION: N/L of McAllister Street, 212.5' E of Broderick Street

LOT SIZE: 25' x 137.5'

LOT AREA: 3437.5 sq

ZONING: R-4

IMPROVEMENTS: 2-story Victorian flats building with full basement/garage and with attic. 2/6's. Rustic exterior. Lath and plaster interior. Pine floors. Forced air gas heat. Total of 12 rooms. Fair condition.

INCOME: 2 units, each \$160 mo. = \$320 month total

ANNUAL GROSS: \$3,840

EXPENSES:	Taxes :	796
	Insurance:	<u>140</u>
		936

ANNUAL NET:	<u>- 936</u>
	\$2,904

SOLD: GRANTOR: G.S.P. Investment, Inc.

GRANTEE: Ben C. & Juanita Kelley, $\frac{1}{2}$ interest and
Ralph & Lillie Bryant, $\frac{1}{2}$ interest

RECORDED: 1-16-70

PRICE: \$33,000 with
5,000 cash down



COMPARABLE SALE

Block 1156/ Lot 20

Type of Property: 2-Story and part basement wood frame flats

ADDRESS: 1696-99 McAllister

LOCATION: NE Corner McAllister and Broderick

LOT SIZE: 30' x 112.5'

AREA: 3,375 sq

ZONING: R-4

IMPROVEMENTS:

2-Story and part basement wood frame flats built about 1908, containing 2/6's and penthouse. Concrete foundation. Unfinished basement. One-car garage. Rustic and stucco exterior. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 2 baths, leg tubs. Gas furnace. 2 fireplaces. Good condition.

1st. Flr: 30' x 70' = 2,100 sq -- 6 rms.

2nd. Flr: 30' x 70' = 2,100 sq -- 6 rms.

Penthouse: 20' x 35' = 700 sq -- 1 rm.

4,900 sq 13 rms.

Garage: 20' x 20' = 400 sq - 2 cars, Wood frame

INCOME: Lower: Occupied by owner

Upper:

& Penthouse: \$100

EXPENSES: Taxes: \$655.74

Insurance: 45.00

\$700.74

SOLD:

GRANTOR: Felipe & Meg Rojas

GRANTEE: Viola & Vas T. Clark

RECORDED: 4/28/67

PRICE: \$41,000



2 F

SALE 1156-20

LOCATION: 1696-1698 McAllister

PARTIES: Felipe and May Rojas to Vas T. and Viola Clark

RECORDED: 4/28/67 Reel 138, image 838

ZONING: R-4

I.R.S.: \$45.10

SALES PRICE: \$41,000

LAND SIZE: 30 x 112.5 = 3,375 s.f.

UNIT VALUE: \$12.15/s.f.

IMPROVEMENTS: Two flats, six rooms each

REMARKS: Presently owner-occupied and one apartment rented at \$125/mo.

2 @ \$125 = \$250 GRM = 164

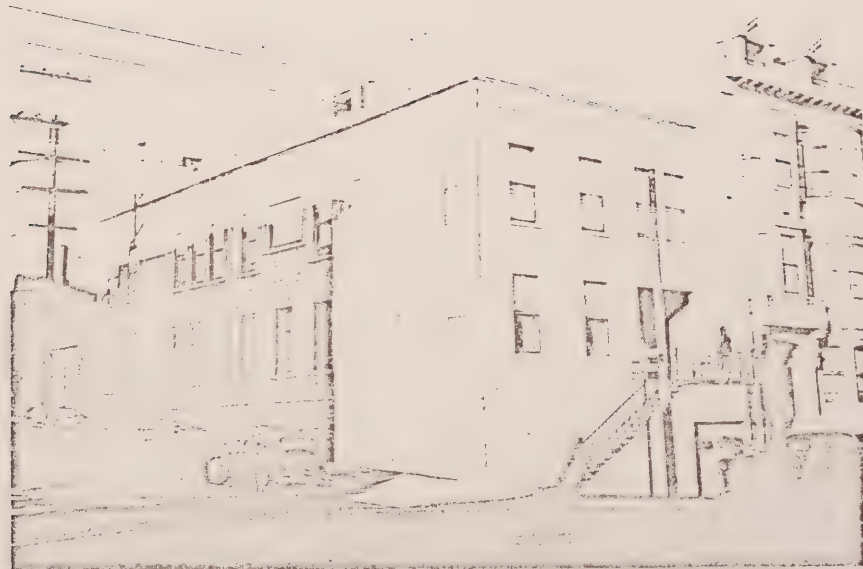


2 UNITS

1696-1698 McAllister Street sold 4-28-1967

\$41,000

Grantor Felipe and May Rojas
Grantee Vas and Viola Clark
Lot 30' x 112.5'
Zoned R-4
Remarks Assessor's Block 1156; Lot 20
Recorded - Book B138; Page 838 IRS \$45.10
Two story, two family residence.
n/e corner of Broderick St. & McAllister St.
Deed of Trust to American Savings & Loan, \$30,000



31

SALE 1157-12

LOCATION: 746-50 Baker Street

PARTIES: Robert and Ellen M. Wong to Yum Tong and Hee S. Leung

RECORDED: 2/11/66 Reel B18, Image 50

ZONING: R-3

I.R.S.: \$10.45

SALES PRICE: \$40,500 (9,500 equity + 31,000 loan)

LAND SIZE: 25 x 98.5 = 2,463 s.f.

UNIT VALUE: \$16.44/s.f.

IMPROVEMENTS: Three-story, three-flat frame residential structure in good condition, over garage area

REMARKS: Two good-sized flats probably @ \$150 = \$300
One medium @ 120 = 120
\$420

GRM = 97



IMPROVED COMPARABLE SALE

BLOCK 1158 / LOT 2

TYPE OF
PROPERTY: 3-story flats building

ADDRESS: 749-53 Baker Street

LOCATION: W/L of Baker Street, 73.5' S of Golden Gate Ave.

LOT SIZE: 25' x 96.875' LOT AREA: 2,421.88sf

ZONING: R-3

IMPROVEMENTS: 3-story Victorian flats building plus basement. No garage. 1/5; 2/6's. Wood-framed building erected about 1890. Lath and plaster interior. Rustic exterior. Concrete foundation; gabled asbestos shingled roof. Pine floors throughout. 5 baths; one fire escape. 3 circulating gas heaters. Fair condition.

1st, 2nd, and 3rd floors, 1,675sf each. Total area 5,025sf. Total of 17 rooms.

EXPENSES: Taxes: \$1,026

SOLD: GRANTOR: Equitable Savings & Loan Association

GRANTEE: James B. & Addie S. Phillips

RECORDED: 12-17-70

PRICE: \$32,000 with \$32,000 deed of trust seller/
Savings & Loan Assoc.



APTS

COMPARABLE SALE

Block 1158 / Lot 35

Type of Property: Two-story, attic and basement wood frame
Apartment House.

ADDRESS: 1937 Golden Gate Avenue

LOCATION: S/L Golden Gate 146.75 W of Baker

LOT SIZE: 25' x 137.5' AREA: 3437 sq. ft.

ZONING: R-3

IMPROVEMENTS:

Two-story with attic and basement wood frame
apartments containing 1/5, 1/6, and 1/3, built
about 1906. Concrete foundation. Unfinished
basement. Rustic exterior. Gable roof. Compo-
sition shingles. Plaster walls and ceilings.
Hardwood floors. Three baths, leg tubs. One
fireplace. No warrantee is given to the three-
room apartment. Fair condition.

1st Flr:	1725 sq. ft.	6 rms.
2nd Flr:	1350 sq. ft.	5 rms.
3rd Flr:	675	3 rms.
	<u>3750 sq. ft.</u>	<u>14 rms.</u>

INCOME: 1/6 - \$110
1/5 - 110
1/3 - 65 \$285 Monthly or \$3420 Yearly

EXPENSES: Taxes \$261
Insurance 74
Water 72
PG&E 216 \$623

SOLD: GRANTOR: H. M. F. Lim & Lili L. Lim.
GRANTEE: O.V. Latin($\frac{1}{2}$ int), Clarence & Ora L. Briscoe
($\frac{1}{2}$ int), Eddie L. & Beulah Thompson($\frac{1}{2}$ int),
and Isiah & Minnie E. Randolph($\frac{1}{2}$ int).
RECORDED: 6/16/67
PRICE: \$32,000



2F

SALE 1158-35

LOCATION: 1937-9 Golden Gate

PARTIES: H. M. Frank and Lili L. Lim to O. V. and Louella Latin, et al

RECORDED: 6/16/67 Reel 152, Image 629

ZONING: R-3

I.R.S.: \$35.20

SALES PRICE: \$32,000

LAND SIZE: 25 x 137.5 = 3,438 s.f.

UNIT VALUE: \$9.31/s.f.

IMPROVEMENTS: One story over basement garage, frame residential structure containing two flats in good condition

REMARKS: One 5-room @ \$135
One 4-room @ 125
\$260 GRM = 123



IMPROVED COMPARABLE SALE

BLOCK 1159 / LOT 17

TYPE OF
PROPERTY: 2-story Victorian Flats Building (Party-Wall)

ADDRESS: 818-20 Central Avenue

LOCATION: E/L of Central Avenue, 77.417' N of McAllister Street

LOT SIZE: 20.083' x 82.5' LOT AREA: 1,657 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS: 2-story Victorian wood-framed flats building plus basement. No garage. 1/5; 1/6. Erected about 1900. Concrete foundation. Lath and plaster interior. Asbestos shingled front. Flat tar and gravel roof. Pine floors throughout. 2 service porches in rear. 2 baths; 2 circulating gas heaters. Poor condition.

1st and 2nd floors, 1,125 $\frac{1}{2}$ each. Total area, 2,250 $\frac{1}{2}$.
Total of 11 rooms.

EXPENSES: Taxes: \$482.38

SOLD: GRANTOR: Pacific Home Mortgage & Inv. Co.

GRANTEE: Evelyn Bowens

RECORDED: 10/30/69

PRICE: \$13,000 with \$13,500 deed of trust to Savings & Loan Assoc.



COMPARABLE SALE

Block 1176/ Lot 7

Type of Property: 3-Story flat building - with garage

ADDRESS: 1616-8 Fulton St.

LOCATION: N Fulton 51.25' W of Lyon

LOT SIZE: 25' x 100'

AREA: 2,500 sq

ZONING: R-3

IMPROVEMENTS:

3-Story rustic wood frame flat building with full basement garage. Containing 17 rooms and 3 baths. Was three units, now two units. Gable roof. Lath and plaster interior. Condition poor.

1st. Flr:	1,675	sq
2nd. Flr:	1,675	sq
3rd. Flr:	1,000	sq
	<u>4,350</u>	sq Living area

INCOME: \$125
\$150 \$275 Mo. - \$3,300 Yr.

EXPENSES: Taxes: \$330
Insurance: 50
\$380

SOLD: GRANTOR: John & Lena Aleo
GRANTEE: Jorge Merel
RECORDED: 9/23/66
PRICE: \$23,000



IMPROVED COMPARABLE SALE

BLOCK 1176/LOT 15

TYPE OF
PROPERTY: 2½-story Flats building

ADDRESS: 1662-64 Fulton Street

LOCATION: N/L of Fulton, 131.25' E of Central Ave.

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5 sf

ZONING: R-3

IMPROVEMENTS: 2½-story Victorian flats building with full basement/garage. 1st floor 1/5; 2nd floor 6 rooms plus original-finish attic of 3 large rooms. Rustic exterior with brick facade at base. Lath and plaster interior. Gas circulating heaters. Total of 14 rooms. Fair condition.

INCOME: 1/5 (down) \$135 mo.
1/9 (up) \$250 mo.
\$385 mo. total

ANNUAL GROSS: \$4,620

EXPENSES: Taxes: \$756
Insurance: 131
887

ANNUAL NET -887
\$3,733

SOLD: GRANTOR: Albert & Shirley Feigenbaum

GRANTEE: Ida V. Strickland

RECORDED: 3-19-70

PRICE: \$32,000 with
7,750 down



2 F

SALE 1177-13

LOCATION: 1536-1538 Fulton

PARTIES: Regina, Elmer, and Joseph Eckart to William J. McFadden

RECORDED: 9/1/67 Reel 173, Image 998

ZONING: R-3

I.R.S.: \$25.85

SALES PRICE: \$23,500

LAND SIZE: 25 x 137.5 = 3,438 s.f.

UNIT VALUE: \$6.83/s.f.

IMPROVEMENTS: Two-story, two-flat, frame structure over one-car built-in garage

REMARKS: Seven-room apartment (three bedrooms) up @ \$150 (was \$140 at time of sale), lower six-room owner-occupied over garage

Two apartments @ 140 ea = \$280 GRM = 84



3 FLATS

COMPARABLE SALE

Block 1177 / Lot 23

Type of Property: Three Flats

ADDRESS: 630-34 Lyon Street

LOCATION: E Lyon 125' S McAllister

LOT SIZE: 25' x 100'

AREA: 2,500 sq

ZONING: R-3

IMPROVEMENTS:

Three-story wood frame and stucco building containing three 6-room flats. 3 baths with old style leg tubs. 3 fireplaces. Pine floors. Flat tar and gravel roof. Full basement - unfinished. Age approximately 70 years. Total 18 rooms. Total building area 4,350 sq .

INCOME: 3 6Rm. flats @ \$110 = \$330 Mo.

\$3,960 Annual Gross

EXPENSES: Taxes
Insurance

\$ 627

80

707

\$3,153 Annual Net

SOLD: GRANTOR: John J. & Diane Lank, Jr.; Harold L. & Mary E. Woods

GRANTEE: London L. & Bettie B. Reed

RECORDED: 7/11/69

PRICE: \$28,500

On basis of 7.2 x Gross Annual Income

On basis of 11.1% overall capitalization rate

On basis of \$1,583 per room

On basis of \$11.40 per sq land & bldg. as improved.



COMPARABLE SALE

Block 1177/ Lot 34

2 Flrs

Type of Property: 2-Story flats - No garage

ADDRESS: 1825-7 McAllister

LOCATION: S McAllister 121.8' W of Baker

LOT SIZE: 25' x 137.5'

AREA: 3,437 sf

ZONING: R-4

IMPROVEMENTS:

2-Story wood frame flats built about 1900, containing 1/6, 1/7 and a 3 room attic. Total of 16 rooms. Concrete foundation. Unfinished basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. 4 fireplaces. Condition, poor.

1st. Flr:	1,695	sf
2nd. Flr:	1,695	sf
Attic:	300	sf
	<u>3,590</u>	sf

INCOME: No data available

SOLD: GRANTOR: Helen A. Campbell
GRANTEE: Odiest McGee
RECORDED: 6/10/65
PRICE: \$21,250



COMPARABLE SALE

Block 1178/ Lot 17

FILED
3106
COMM

Type of Property: 1-sty and basement wood frame dwelling

ADDRESS: 626-28 Baker St.

LOCATION: E Baker 100' S of McAllister

LOT SIZE: 37.5' x 121.875'

AREA: 4,570 sq

ZONING: R-4

IMPROVEMENTS:

628 Baker:

One story and basement wood frame dwelling built in 1890. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. One bath, leg tub. One fireplace. Good condition.

28' x 60' - 230' = 1,450 sq - 7 rms.

REAR, 626 Baker:

One story and basement wood frame dwelling built in 1907. Concrete foundation. Unfinished basement. Rustic exterior. Gable roof, composition shingles. Plaster walls and ceilings. Pine floors. One bath, leg tub. One fireplace.

23' x 32' + 40' = 676 sq - 5 rms.

INCOME: REAR Cottage: \$145
FRONT Cottage : Occupied by owner

EXPENSES: Taxes: \$330
Insurance: 50 \$380

SOLD: GRANTOR: John & Ruth Belmeur
GRANTEE: David & Barbara Groat
RECORDED: 2/16/67
PRICE: \$43,500



SALE 1178-17

LOCATION: 626-628 Baker Street

PARTIES: John A. and Ruth R. Beimur to David C. Groot

RECORDED: 2/16/67 Reel B118, Image 705

ZONING: R-3

I.R.S.: \$47.85

SALES PRICE: 43,500

LAND SIZE: $37.5 \times 121' 10\frac{1}{2}" = 4,570 \text{ s.f.}$

UNIT VALUE: \$9.52/s.f.

IMPROVEMENTS: Two separate units, one owner-occupied, one rented. Improvements are in very good condition.

REMARKS: Owner-occupied @ \$175/mo.
Rear unit @ 150/mo.
\$325

GRM = 134



2 F

SALE 1178-20

LOCATION: 1789-1791 McAllister

PARTIES: Joseph F. Baker, Jr., to M.C. & Everlene Taylor

RECORDED: 3/15/67 Reel 203, Image 297

ZONING: R-4

I.R.S.: \$13.20

SALES PRICE: \$23,500

LAND SIZE: 21.83 x 100 = 2,183 square feet

UNIT VALUE: \$10.77 per square foot

IMPROVEMENTS: Two flats, temporarily converted to three units

REMARKS: Presently occupied as follows:
One flat, owner-occupied = 110/mo.
One 3-room apartment @ 90/mo.
(+ PG & E, owner \$200/mo.
pays water and
garbage)

GRM=118



IMPROVED COMPARABLE SALE

BLOCK 1179 / LOT 9

TYPE OF
PROPERTY: 2½-story flats building

ADDRESS: 1368 Fulton Street

LOCATION: N/L of Fulton Street, 112.5' E of Broderick Street

LOT SIZE: 25' x 115' LOT AREA: 2,875sq

ZONING: R-3

IMPROVEMENTS: 2½-story wood-framed Victorian residence converted to two flats. 1/6; 1/7. Concrete foundation. Built about 1895. Lath and plaster interior. Rustic exterior. Gabled roof with tower. Pine floors throughout. 3 baths; 1 tub and 2 showers.; fireplace; gas circulating heater. Poor condition.

Finished Ground floor, 600sq; 1st floor, 1,200sq, 2nd floor, 1,320 sq, attic, 600sq. Total area, 3,720sq. Total of 13 rooms.

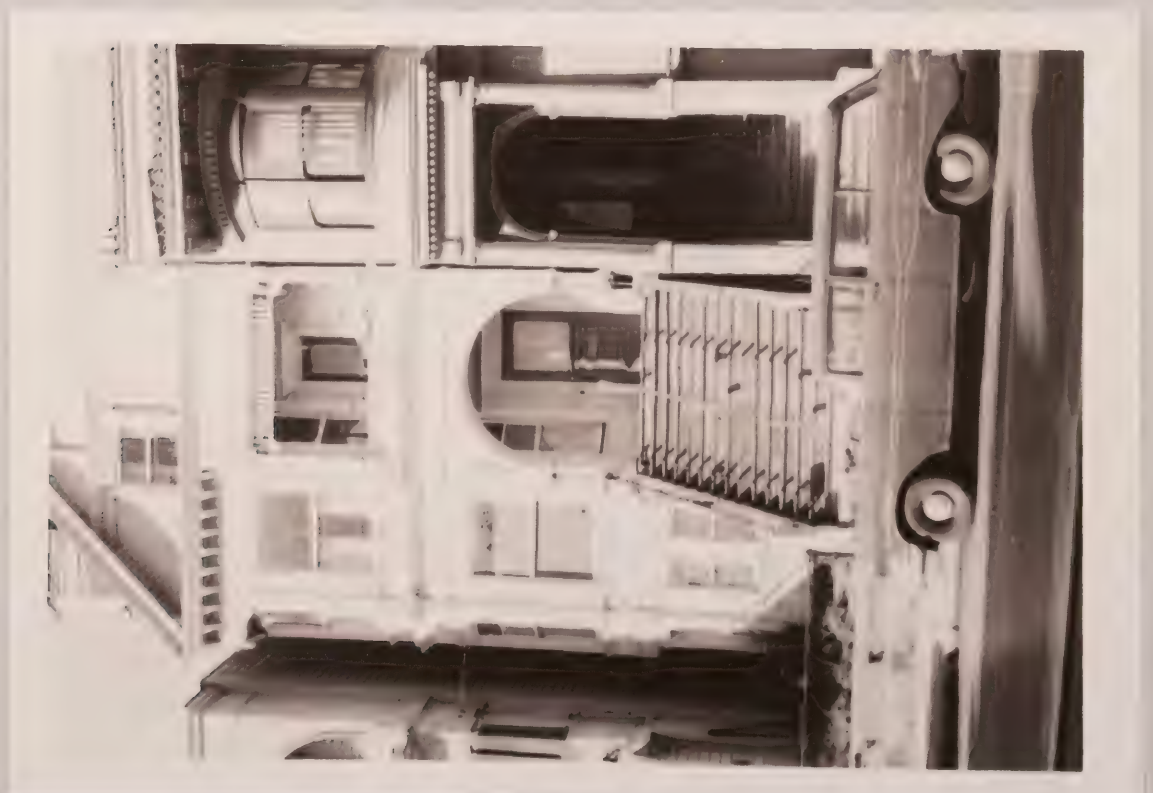
EXPENSES: Taxes: \$679

SOLD: GRANTOR: Equitable Savings & Loan Association

GRANTEE: James B & Addie S. Phillips

RECORDED: 12-17-70

PRICE: \$18,000 with \$18,000 deed of trust to seller/Savings & Loan



IMPROVED COMPARABLE SALE

BLOCK 1179 / LOT 13

TYPE OF
PROPERTY: Converted Residence

ADDRESS: 704 Broderick Street

LOCATION: E/L of Broderick Street, 47.5' N of Fulton Avenue

LOT SIZE: 22.5' x 87.5' LOT AREA: 1968.75 $\frac{1}{2}$

ZONING: R-3

IMPROVEMENTS: 2 $\frac{1}{2}$ -story wood-framed Victorian residence converted to flats building. 2/3's; 1/4. 2 rooms in attic (illegal). Erected about 1895. Concrete foundation. Lath and plaster interior. Rustic sides, and stuccoed front. Gabled roof. Pine floors throughout; 3 baths, 11 plumbing fixtures. 2 tubs and 1 shower. Fair condition. No garage.

Finished basement area, 600 $\frac{1}{2}$, 1st and 2nd floors, 994 $\frac{1}{2}$ each, 3rd floor (attic), 450 $\frac{1}{2}$. Total area, 3,038 $\frac{1}{2}$. Total of 12 rooms.

INCOME: Upstairs flat - \$60.00 mo.
Main floor unit - 70.00 mo.
Basement unit - 50.00 mo.
Total monthly.....\$180.00 mo.

EXPENSES: Taxes: \$842

ANNUAL GROSS: \$2,160

SOLD: GRANTOR: Security Savings & Loan Association
GRANTEE: Sterling & Lula M. Jenkins
RECORDED: 9-1-70
PRICE: \$19,500 with \$18,700 deed of trust to S & L



SALE 1180-7

LOCATION: 1210-12 Fulton

PARTIES: Johnnie and Julia Gilbert to Robert L. Sayles

RECORDED: 1/24/66 Reel B11, Image 630

ZONING: R-4

I.R.S.: \$39.60

SALES PRICE: \$36,000

LAND SIZE: 25 x 137.5 = 3,438 s.f.

UNIT VALUE: \$10.57/s.f.

IMPROVEMENTS: Two-story frame, two-flat structure over built-in one-car garage

REMARKS: Two flats, probably \$135-145/mo. each; good sized building each floor

two apartments @ \$140 ea. = \$280 GRM = 129



COMPARABLE SALE

Block 1183/ Lot 7

Type of Property: 3-Story wood frame flat building

ADDRESS: 625-9 Broderick

LOCATION: W Broderick 100' N of Grove

LOT SIZE: 25' x 100'

AREA: 2,500 sq

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flat building with no basement or garage, containing 2/5's and 1/4, all with one bath. Lower flat is at street level. Asbestos siding. Hardwood floors. Circulating gas heat. Erected about 1890. Condition good.

1st. Flr:	1,026	sq
2nd. Flr:	1,026	sq
3rd. Flr:	1,026	sq
	<u>3,078</u>	sq

INCOME:	Upper:	Occupied by owner
	Middle:	\$45
	Lower:	56
		<u>\$101 Mo. - \$1,211 Yr.</u>

EXPENSES:	Taxes:	\$519.20
	Insurance:	50.00
	Water:	54.50
		<u>\$623.70</u>

SOLD:	GRANTOR:	Margarette Hondel
	GRANTEE:	Floyd L. Jr., and Betty Jane Edwards
	RECORDED:	9/17/68
	PRICE:	\$21,750



IMPROVED COMPARABLE SALE

BLOCK 1182 / LOT 9

TYPE OF
PROPERTY: 2-story flats building

ADDRESS: 1350-56-58 Grove Street

LOCATION: N/L of Grove Street, 212.5' W of Divisadero Street

LOT SIZE: 25' x 137.5' LOT AREA: 3,437.5 $\frac{1}{2}$

ZONING: R-3

IMPROVEMENTS: 2-story wood-framed Victorian flats building. 1/6;
1/7. Erected about 1900. Basement with garage.
Lath and plaster interior. Rustic on 3 sides, stucco
front. Gabled roof. Some hardwood and some pine
floors. 2 baths; 2 fireplaces. Poor condition.

1st and 2nd floors, 1,730 $\frac{1}{2}$ each. Total area, 3,460 $\frac{1}{2}$.
Total of 13 rooms.

EXPENSES: Taxes: \$734

SOLD: GRANTOR: Home Federal Savings & Loan Association

GRANTEE: James J. & Gloria R. Doherty

RECORDED: 7-16-70

PRICE: \$20,500 with deed of trust of \$18,299 to
Savings & Loan/seller



COMPARABLE SALE

Block 1183/ Lot 7

Type of Property: 3-Story wood frame flat building

ADDRESS: 625-9 Broderick

LOCATION: W Broderick 100' N of Grove

LOT SIZE: 25' x 100'

AREA: 2,500 sq

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flat building with no basement or garage, containing 2/5's and 1/4, all with one bath. Lower flat is at street level. Asbestos siding. Hardwood floors. Circulating gas heat. Erected about 1890. Condition good.

1st. Flr:	1,026	sq
2nd. Flr:	1,026	sq
3rd. Flr:	1,026	sq
	<u>3,078</u>	sq

INCOME:	Upper:	Occupied by owner
	Middle:	\$45
	Lower:	56
		<u>\$101 Mo. - \$1,211 Yr.</u>

EXPENSES:	Taxes:	\$519.20
	Insurance:	50.00
	Water:	54.50
		<u>\$623.70</u>

SOLD:	GRANTOR:	Margarette Hondel
	GRANTEE:	Floyd L. Jr., and Betty Jane Edwards
	RECORDED:	9/17/68
	PRICE:	\$21,750



IMPROVED COMPARABLE SALE

BLOCK 1184 / LOT 27

TYPE OF
PROPERTY: 2½ story flats building

ADDRESS: 1571 Fulton Street

LOCATION: S/L of Fulton St., 96.875' E of Lyon Street

LOT SIZE: 25' x 100' LOT AREA: 2,500sf

ZONING: R-3

IMPROVEMENTS: 2½-story wood-framed Victorian flats building with basement/garage. 2/3's. Erected about 1890. Brick foundation. Lath and plaster interior. Rustic exterior. Gabled asbestos shingled roof. Pine floors throughout, 2 baths, 8 plumbing fixtures. Gas circulating heaters. 1 mailbox. Fair condition.

1st floor, 1,380sf; 2nd floor, 1,185sf. Total finished area, 2,565sf. Total of 6 rooms.

EXPENSES: Taxes: \$578.00

SOLD: GRANTOR: Equitable Savings & Loan Association

GRANTEE: Oister & Almer Garrett

RECORDED: 1-8-70

PRICE: \$23,000 with \$23,000 deed of trust to S & L



COMPARABLE SALE

Block 1185/ Lot 14

Type of Property: 3-Story wood frame flat and apt.

ADDRESS: 1654-58 Grove St.

LOCATION: N Grove 151.167' E of Central

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 $\square$

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flat and apt. building built about 1895, containing 2/6's, 1/7 and 1 studio. Brick foundation. Rustic exterior. Gable roof; composition shingles. Plaster walls and ceilings. Pine floors. 4 baths, one recessed tub, 3 leg tubs. Circulating gas heaters.

1st. Flr:	23' x 80' - 225'	= 1,615 $\square$
2nd. Flr:	23' x 80' - 225'	= 1,615 $\square$
3rd. Flr:	23' x 80' - 225'	= 1,615 $\square$
		<u>4,845 $\square$</u>

INCOME: \$320 Mo. - \$3,840 Yr.

EXPENSES:	Taxes:	\$344.00
	Insurance:	90.00
	Water:	48.00
		<u>\$472.00</u>

SOLD:	GRANTOR:	Charles R. & Vivian M. & Bert H. & Mary C. Manzoni
	GRANTEE:	Thelma & Dan Davis
	RECORDED:	5/10/67
	PRICE:	\$35,000



MAR . 69

COMPARABLE SALE

Block 1185/ Lot 16

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 1666-68 Grove

LOCATION: N Grove 106.2 E of Central

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq ft

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame flats built about 1904, containing 3/6's. Concrete foundation. Unfinished basement. Rustic exterior. Tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 3 baths, leg tubs.

1st. Flr:	25' x 65' - 180'	= 1,445 sq ft
2nd. Flr:	25' x 65' - 180'	= 1,455 sq ft
3rd. Flr:	25' x 65' - 180'	= 1,455 sq ft
		<u>4,335 sq ft</u>

INCOME: \$135 ea. - \$405 mo. - \$4,860 Yr.

EXPENSES:	Taxes:	\$422.88
	Insurance:	60.00
	Water:	60.00
		<u>\$542.88</u>

SOLD:	GRANTOR:	Benjamin R. & Sally M. Ronquillo
	GRANTEE:	Ruby Brown
	RECORDED:	5/22/67
	PRICE:	\$41,000



IMPROVED COMPARABLE SALE

Block 1186 / Lot 9-E

Type of Property: Two Flats

ADDRESS: 1760-62 Grove Street

LOCATION: N/L Grove, 130' E Masonic Ave.

LOT SIZE: 26' x 137' AREA: 3,562 sf

ZONING: R-3

IMPROVEMENTS:
45 year old 2-story wood frame flat building with full street-level basement. Two car parking. Concrete foundation. Hardwood floors. Plaster interior. Two semi-modern baths. All large rooms. Two new forced air furnaces. Stucco exterior. One 5-room flat down, one 6-room up. Total of 11 rooms. Fair to good condition, needing paint.

INCOME: 1/5-rm. @ \$100 Mo.
1/6-rm. @ 130
\$230 Mo. \$ 2,760 Annual Gross

EXPENSES: Taxes \$614
Insurance 60
674
\$ 2,086 Annual Net

SOLD: GRANTOR: Raymond J. & Mary J. Steward

GRANTEE: William J. McFadden

RECORDED: 4/10/69

PRICE: \$30,000



2F

IMPROVED COMPARABLE SALE

Block 1197 / Lot 22

Type of Property: Two Flats

ADDRESS: 716-18 Masonic Avenue

LOCATION: E/L Masonic 75' S of Grove St.

LOT SIZE: 25' x 91.5'

AREA: 2,287.5 $\frac{1}{2}$

ZONING: R-3

IMPROVEMENTS:

Two-story wood frame flat building over street level full basement & garage. Stucco front. Terrazzo/concrete steps. Flat tar & gravel roof. Erected about 1915. One 6-room flat up. One 5-room flat down. One finished room in basement without heat or bath. Hardwood floors. Two modern (2 yrs. old) gravity furnaces in basement. Good condition. Total of 12 rooms.

INCOME: No recent rent history

EXPENSES:	Taxes	\$668
	Insurance	<u>60</u>
		\$728

SOLD: GRANTOR: Estate of Eunice Williams

GRANTEE: Tsutomu Ben Ishisaki

RECORDED: 3/27/69

PRICE: \$33,300



COMPARABLE SALE

Block 1201/ Lot 32

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 1361-65 Grove

LOCATION: S Grove 137.5' E Broderick

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame flats built about 1907, containing 3/6's. Concrete foundation. Unfinished basement. Rustic exterior. Brick facade. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood and pine floors. 3 baths, leg tubs. Wall heaters. Fair condition.

1st. Flr:	25' x 70' - 30' =	1,720 sq
2nd. Flr:	25' x 70' - 30' =	1,720 sq
3rd. Flr:	25' x 70' - 30' =	1,720 sq
		<u>5,160 sq</u>

INCOME: \$90 ea. or \$270 Mo. - \$3,240 Yr.

EXPENSES: Taxes: \$400
Insurance: 60
Water: 180 \$640

SOLD: GRANTOR: Seiso and Hideko Areta
GRANTEE: Arthur and Elvister Hughes
RECORDED: 1/25/66
PRICE: \$37,000



MAR 68

IMPROVED COMPARABLE SALE

BLOCK 1203 / LOT 9

TYPE OF
PROPERTY: 3-story flats building

ADDRESS: 1124-28 Fell Street

LOCATION: N/L of Fell Street, 100' W of Scott Street

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS: 3-story Victorian flats building, plus basement. No garage. Old-style interior finish. Rustic exterior. Flat tar and gravel roof. Pine floors. Poor condition 1/5; 1/6.

INCOME: \$110 mo. each flat = \$220.00 mo. total

ANNUAL GROSS: \$3,960

EXPENSES: Taxes: \$900.00
 Insurance: 135.00
 1,035.00 - 1,035

ANNUAL NET: \$2,925

SOLD: Grantor: Alexander F. McCarthy

 Grantee: Waine J. & Vera Mitchell

 Recorded: 9-22-70

 Price: \$40,000 with \$40,000 deed of trust to seller



COMPARABLE SALE

Block 1203/ Lot 12

Type of Property: Two-story woodframe, two flat building

ADDRESS: 1146-48 Fell Street

LOCATION: E/L of Fell St. 241.147 East of ^{212.5} ~~Broderick~~ ^{Divisadero}

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq

ZONING: R-4

IMPROVEMENTS:

Two-story and full basement woodframe two flat building built in 1880. Brick foundation. Finished basement used for storage. Rustic exterior with asbestos shingle front. Gable roof composition shingles. Lath and plaster interior walls and ceilings. Pine floors. Two fireplaces.

1st Floor: 3 rooms and bathroom - 790 sq

2nd Floor: 4 rooms and bathroom - 790 sq

1,580 sq

INCOME: 1146 Fell: \$ 75.00
1148 Fell: 85.00 \$160.00 x 12 = \$1,920 Gross

EXPENSES: Taxes \$537.07
Insurance 100.00
Water 72.00 709
\$1,211 Net

SOLD: G. LOR: Paralee Prince

GRANTEE: Branda M. de Senna

RECORDED: 12/10/68

PRICE: \$17,500.00

On basis of 9.1 x Gross Annual Income
On basis of 6.92% overall capitalization rate
On basis of \$5.09 per sq land & building as improved.





IMPROVED COMPARABLE SALE

block 1203/lot 30

TYPE OF
PROPERTY: 2-story flats building

ADDRESS: 1257-59 Hayes Street

LOCATION: S/L of Hayes Street, 162.5' E of Divisadero Street

LOT SIZE: 25' x 137.5'

LOT AREA: 3437.5sf

ZONING: R-4

IMPROVEMENTS: 2-story wood-framed Victorian flats building over basement/garage. 1/5; 1/6. Erected about 1890. Brick foundation. Lath and plaster interior. Rustic exterior. Gabled roof. Some hardwood and some pine floors. 2 old-style baths; 2 fireplaces; 2 gas circulating heaters. Fair condition.

1st and 2nd floors, 1,048sf each. Total finished area, 2,096sf. Total of 11 rooms.

EXPENSES: Taxes: \$750

SOLD: GRANTOR: William J. McFadden

GRANTEE: John L. & Marie House, Jr.

RECORDED: 10--5--70

PRICE: \$28,000 with \$22,400 deed of trust to Savings & Loan and \$1,400 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 1203 / LOT 34

TYPE OF
PROPERTY: 2-story flats building

ADDRESS: 1225-27 Hayes Street

LOCATION: S/L of Hayes Street, 100' W of Scott Street

LOT SIZE: 25' x 137.5' LOT AREA: 3,437.5 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS: 2-story wood-framed Victorian flats building erected about 1890. 1/4; 1/5. Brick foundation. Lath and plaster interior. Rustic exterior with asbestos shingle front. Flat tar and gravel roof. Hardwood floors. 2 baths, 10 plumbing fixtures. 2 gas circulating heaters and two fireplaces. Fair condition.

1st floor, 1,350 $\frac{1}{2}$; 2nd floor, 1,175 $\frac{1}{2}$. Total area, 2,525 $\frac{1}{2}$. Total of 9 rooms.

EXPENSES: Taxes: \$630.00

SOLD: GRANTOR: Anchor Realty
GRANTEE: Madge C. White
RECORDED: 8-6-70
PRICE: \$29,000 with \$20,000 deed of trust to S & L &
\$5,000 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 1203 / LOT 35

TYPE OF
PROPERTY: 2-story flats building

ADDRESS: 1219-21 Hayes Street

LOCATION: S/L of Hayes Street, 75' W of Scott Street

LOT SIZE: 25' x 100' LOT AREA: 2,500sf

ZONING: R-4

IMPROVEMENTS: 2-story wood-framed flats building erected about 1890.
1/4; 1/5. Brick foundation. Lath and plaster interior.
Rustic exterior. Flat tar and gravel roof. Pine floors
throughout. 2 baths, 8 plumbing fixtures. Poor condition.

1st and 2nd floors, 1,250sf each. Total area, 2,500sf.
Total of 9 rooms.

EXPENSES: Taxes: \$611

SOLD: GRANTOR: Equitable Savings & Loan Association

GRANTEE: C.B. & Louise Thomas

RECORDED: 7-9-70

PRICE: \$19,500 with \$18,000 deed of trust to seller



IMPROVED COMPARABLE SALE

BLOCK 1204 / LOT 18

TYPE OF
PROPERTY: 3-story Flats Building

ADDRESS: 1262 Fell Street

LOCATION: N/L of Fell Street, 131.25' E of Broderick Street

LOT SIZE: 25' x 137.5' LOT AREA: 3437 sf

ZONING: R-4

IMPROVEMENTS: 3-story wood-framed Victorian flats building. 3/6's.
Full basement. No garage. Concrete foundation. Rustic
exterior. Low stucco facade in front. Terrazzo steps up.
Lath and plaster interior. Flat tar and gravel roof.
Hardwood floors. 3 baths; 3 fireplaces; 3 circulating
gas heaters. Built about 1900. Fair condition.

1539 sf each floor. Total finished building area, 4617 sf.
Total of 18 rooms.

INCOME: Lower flat - \$155 mo.
Middle flat - \$155 mo.
Upper flat - \$165 mo.
\$475 mo. total

ANNUAL GROSS: \$5,700

EXPENSES:

ANNUAL NET: - 998
\$4,702

SOLD:

C. Mitchell; Helen M. Cain

Assumption of 1st deed of trust &
of trust



2F

IMPROVED COMPARABLE SALE

Block 1209 / Lot 28

Type of Property: Two Flats

ADDRESS: 1849-51 Hayes

LOCATION: S/L Hayes 200' W Masonic Ave.

LOT SIZE: 25' x 87.583'/84.5'

AREA: 2,154.12 sf

ZONING: R-3

IMPROVEMENTS:

Two story & basement wood frame building built in 1909 containing 1/5 & 1/6-rm. flat. Concrete foundation. Flat tar & gravel roof. Unfinished basement with cement floor & 2-car garage. Plaster interior. Rustic & stucco exterior with brick trim. 2 bathrooms with 10 fixtures and tile floors. 2 fireplaces & 4 circulating gas heaters. 9 hardwood and 2 pine floors. Total of 11 rooms. Condition fair. Area 2,800 sf.

INCOME: OBO at time of sale

EXPENSES: Taxes \$ 524
Insurance 60
\$ 584

SOLD: GRANTOR: George & Sophie Demakas

GRANTEE: Stewart Sutton

RECORDED: 6/20/69

PRICE: \$30,000



3 FULTS

1988-92 Fell Street

sold 11-1-1967

\$40,000

Grantor

Margaret Cuddihy

Grantee

Christopher and Maureen O'Callaghan

Lot

25' x 100'

Zoned

R-4

Remarks

Assessor's Block 1211; Lot 22.

Recorded - Book B189; Page 750.

IRS \$44.00

Three story building, 3 flats.

Deed of Trust, \$30,000 to California Sav. & Loan.

Deed of Trust, \$5,000 to seller.



IMPROVED COMPARABLE SALE

BLOCK 1216 / LOT 1-D

TYPE OF

PROPERTY: 2 story flats building

ADDRESS: 413-15 Scott Street

LOCATION: W/L of Scott Street, 37.667' N of Oak Street

LOT SIZE: 25' x 87.5'

LOT AREA: 2187.5 sq

ZONING: R-4

IMPROVEMENTS: 2 story wood-framed flats building plus basement/garage. 2/6's. Stucco front. Lath and plaster interior. Tar and gravel roof. Hardwood floors. 2 baths. Grill gate entrance; tunnel type passageway to rear. Erected about 1915. Total of 12 rooms. Good condition.

INCOME: 1/6 Operated by owner
1/6 \$100 mo.

EXPENSES: Taxes: \$1,039

SOLD: GRANTOR: Edwin L, Krausse

GRANTEE: Russ E. & Mary C. Westbrook

RECORDED: 5-11-70

PRICE: \$39,000



COMPARABLE SALE

Block 1216/11A

Type of Property: 2-story and basement wood frame flats

ADDRESS: 1163-65 Fell Street

LOCATION: S Fell 120' E Divisadero

LOT SIZE: 25' x 110'

AREA: 2,750 sf

ZONING: R-4

IMPROVEMENTS:

2-story and basement wood frame flats built in 1926, containing 2/5's. Concrete foundation. Unfinished basement. 2-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Hardwood floors. 2-baths, tile floors. Recessed tubs. Gas furnaces. Fair condition.

1st. Flr: 25' x 62' - 68 = 1,482 sf 5 rms.

2nd. Flr: 25' x 62' - 68 = 1,482 sf 5 rms.

2,964 sf 10 rms.

INCOME: 2/5's @ \$100 ea or \$200 Mo. ~ \$2,400 Yr.

EXPENSES: Taxes: \$783
Insurance: 80 \$863

SOLD: GRANTOR: Alice Shigezumi
GRANTEE: Clara & George Baptiste
RECORDED: 8/13/68
PRICE: \$37,000



COMPARABLE SALE

Block 1216/Lot 14B

Type of Property: Two story and basement wood frame flats.

ADDRESS: 1141-1143 Fell Street

LOCATION: S Fell 167.5' W Scott St.

LOT SIZE: 25' x 110' AREA: 2750 sq

ZONING: R-4

IMPROVEMENTS:

Two story and basement wood frame flats containing 2/5's, built in 1925. Concrete foundation. Unfinished basement. 2-car garage. Rustic exterior. Stucco front. Flat tar and gravel roof. Plaster walls and ceilings. Hardwood floors. 2 baths, recessed tubs. Tile floor and wainscot. Gas furnace. 2 fireplaces. Good condition.

1st Flr:	1482 sq	5 rms.
2nd Flr:	1482 sq	5 rms.
Total Building Area:	2964 sq	10 rms.

INCOME: \$135
140 275 Monthly, \$3300 Yearly

EXPENSES: Taxes \$518.04
Insurance 90.00
Water 72.00 \$680.04

SOLD: GRANTOR: Vivian & Milton Bose & Juanita Taylor
GRANTEE: Fred & Prescilla Bethley ($\frac{1}{2}$)
Peter & Susie T. Lollis ($\frac{1}{2}$)
RECORDED: 1-8-66
PRICE: \$36,000



MAR

69

IMPROVED COMPARABLE SALE

BLOCK 1219/ LOT 28

TYPE OF
PROPERTY: 3-Flats

ADDRESS: 1267-69 Oak Street

LOCATION: S/L of Oak Street, 96.875' E. of Baker Street

LOT SIZE: 25' x 137.5'

LOT AREA: 3437.5 sq

ZONING: R-4

IMPROVEMENTS: 3-story Victorian flats building. 3/5's. Hardwood floors. New baths and kitchens. Central heat. Total of 15 rooms. Good condition.

INCOME: \$150 month each flat

ANNUAL GROSS: \$5,400

EXPENSES: Taxes: \$1,013
Insurance: 180
\$1,193

ANNUAL NET: \$4,207

SOLD: GRANTOR: Citizens Federal Savings & Loan Assn.

Development Company

of trust to Savings & Loan



IMPROVED COMPARABLE SALE

Block 1220 / Lot 4

Type of Property: Two Flats

ADDRESS: 101 Baker St. & 1200 Page St.

LOCATION: N/W Corner Baker & Page Streets

LOT SIZE: 28' x 75'

AREA: 2,100 sf

ZONING: R-4

IMPROVEMENTS:

Two-story plus partial basement flat building. Aged about 75 years. Victorian design with cupolas and dormers. Two 5's plus unfinished attic. Rustic exterior. Plastered interior. Serious damage from vandalism being repaired on inspection date. General condition fair to poor. Separate recessed entrances. Hipped compo shingled roof.

INCOME: Vacant for two years

EXPENSES:	Taxes	\$ 598
	Insurance	40
		<u>\$ 638</u>

SOLD: GRANTOR: Ruth C. Mitchell

GRANTEE: Joseph E. Leary & Phillip W. Toomie

RECORDED: 4/25/69

PRICE: \$30,000



IMPROVED COMPARABLE SALE

BLOCK 1233 / LOT 26

TYPE OF
PROPERTY: 2 Flats, legally converted to apartments

ADDRESS: 1126-28 Masonic Avenue

LOCATION: E/L of Masonic Avenue, 150' N. of Haight Street

LOT SIZE: 25' x 93.75' LOT AREA: 2343.75 sf

ZONING: R-4

IMPROVEMENTS: 2-story-2 flats building; legally converted to apartments containing 1/6, and 2/3's. Rustic exterior with brick facade base. Full basement and garage. Flat tar and gravel roof. Terrazzo steps up. Covered columnar type porch. Built about 1905. Fair condition..wood-framed

INCOME: 1/6 130.00 mo.
2/3's @ \$ 95.00 mo.
320 mo. TOTAL

ANNUAL GROSS: \$3,840

EXPENSES: Taxes: \$701
Insurance: 140
\$841

ANNUAL NET: \$2,999

SOLD: GRANTOR: Edna Buchanan

GRANTEE: Harry Howard Jr., & wife Wanda J.

RECORDED: 4-18-69

PRICE: \$27,000 with
15,300 deed of trust to Savings & Loan
7,923.86 deed of trust to seller



COMPARABLE SALE

Block 1233 / Lot 37

Type of Property: Two Flats

ADDRESS: 1433-35 Page Street

LOCATION: S Page 118.75 W. Central

LOT SIZE: 25' x 137.5

AREA: 3,437.5 sq ft

ZONING: R-4

IMPROVEMENTS: Two-story wood frame building containing two 5-room flats and a 1-car garage. No basement. Pine floors. Circulating gas heaters. Old style leg tub bath in each flat. Concrete foundation installed in 1960. Condition fair. Age 60 years.

INCOME:	Lower Flat	\$ 115 Mo.	
	Upper Flat	125	
		<u>\$ 240 Mo.</u>	\$ 2,880 Annual Gross

EXPENSES:	Taxes	\$ 734	
	Insurance	60	
		<u>794</u>	\$ 2,086 Annual Net

SOLD: GRANTOR: Michael & Katherine Kelleher

GRANTEE: Patrick H. Maguire

RECORDED: 4/7/69

PRICE: \$28,500

On basis of 9.9 x Gross Annual Income

On basis of 7.3% overall capitalization rate

On basis of \$2,850 per room

On basis of \$8.29 per sq ft land & bldg. as improved.



2 Flats

COMPARABLE SALE

Block 1234/Lot 20

Type of Property: Two story wood frame flat building

ADDRESS: 146 Central Avenue

LOCATION: E/L Central, 80 N of Haight

LOT SIZE: 25 x 112.5 AREA: 2812.5 sq

ZONING: R-4

IMPROVEMENTS:
Two story wood frame flat building containing
2/4 room flats, one with leg tub bath, one with
modern bath. Hardwood floors. Lath and Plaster
interior. Rustic exterior. Except for one
bath, no updating. Condition fair to good.

INCOME: upper 4-rm. flat - \$135 Monthly
 lower 4-rm. flat - 125 Monthly
 Total Month - \$260 Annual Gross \$3,120

EXPENSES: Taxes \$818
 Insurance 60 \$878

SOLD: GRANTOR: Robert D. Yucker & William H. Moore
 GRANTEE: Joseph L. Ward & Cecil McCown
 RECORDED: 5-27-69
 PRICE: \$33,500



IMPROVED COMPARABLE SALE

BLOCK 1236 / LOT 24

TYPE OF
PROPERTY: 2-story, 4-unit Apartment House

ADDRESS: 70 Baker Street

LOCATION: SE Corner Baker and Page Streets

LOT SIZE: 27.5' x 96.875' LOT AREA: 2664.06 sf

ZONING: R-4

IMPROVEMENTS: 2-story and basement wood-frame building. 1/3, 2/4's, 1/5. Brick foundation. Rustic exterior. Plaster interior. Hip and Dormer composition shingled roof. Some hardwood floors, some pine floors, 4 old-style baths, 12 closets, one fire escape added in 1963. Gas furnace, 2-open fire places, unfinished attic area. Erected about 1904. Fair to poor condition.

Finished ground floor 600 sf, 1st and 2nd floors 1628 sf each. Total living area 3856 sf. 16 rooms total

INCOME: None available

EXPENSES: Taxes: \$847
Insurance: 160
1,007

SOLD: GRANTOR: Albert G. & Mary Sankovich

GRANTEE: Willie G. & Mary Clemons

RECORDED: 4-22-69

PRICE: \$39,000



COMPARABLE SALE

Block 1238/Lot 10

Type of Property: Two-Story wood frame flat building

ADDRESS: 820-22 Haight

LOCATION: N/1, Haight, 75' W of Scott Street

LOT SIZE: 25' x 112.5' AREA: 2812.5 sq

ZONING: R-3

IMPROVEMENTS:

Two story wood frame flat building. Estimated age about 45 years. 2/6 room units, each with semi-modern bath. Hardwood floors. Lath and plaster interior. Fair condition. Total of 12 rooms.

INCOME: \$135 monthly - upper 6-room unit
\$125 Monthly - lower 6-room unit
\$260 Monthly income \$3120 Annual Gross

EXPENSES: Taxes \$701
Insurance 90 \$791

SOLD: GRANTOR: Hegarty Associates

GRANTEE: Edward J. Bolen & George E. Ong.

RECORDED: 6-11-69

PRICE: \$22,000



3 FLATS

COMPARABLE SALE

Block 1238 / Lot 13

Type of Property: Three Flats

ADDRESS: 836-40 Haight Street

LOCATION: N Haight 150' W Scott

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq ft

ZONING: R-3

IMPROVEMENTS:

Three-story wood frame and asbestos shingle Victorian building containing three 6-room flats. 3 bathrooms, 1 leg tub bath each. Pine floors. Gas circulating heat. Condition poor.

INCOME: Vacant at time of sale.

EXPENSES: Taxes \$734

SOLD: GRANTOR: Beverly Hills Federal Savings & Loan

GRANTEE: James B. Phillips

RECORDED: 3/24/69

PRICE: \$26,200

On basis of \$1,455 per room

On basis of \$7.62 per sq ft land & bldg. as improved.



MAR • 70
MAR • 70

IMPROVED COMPARABLE SALE

BLOCK 1240 / LOT 5

TYPE OF
PROPERTY: 2-Flats

ADDRESS: 217-19 Divisadero Street

LOCATION: W/L of Divisadero Street, 185' S of Haight Street

LOT SIZE: 25' x 100' LOT AREA: 2500 sf

ZONING: R-3

IMPROVEMENTS: 2-story Victorian flats building with full basement including 3 tandem garage spaces. 1/4 room down, and 1/5 room up. Hardwood floors. Lath and plaster interior. New wiring and plumbing pipes. New roof. Good condition. Total of 9 rooms.

INCOME:	1/4 down	-	\$200	
	1/5 up	-	200	
	TOTAL MONTH	-	\$400	ANNUAL GROSS: \$4800

EXPENSES:	Taxes:	-	\$780	
	Insurance:	-	160	
			\$940	ANNUAL NET: \$3,860

SOLD: Grantor: Vivian M. Woods

Vrooman

with
deed of trust to Savings & Loan
deed of trust to seller



1240/5



IMPROVED COMPARABLE SALE

BLOCK 1241 / LOT 8

TYPE OF
PROPERTY:

2 Flats

ADDRESS:

#1 Broderick Street

LOCATION:

NW Corner of Broderick & Waller Streets

LOT SIZE:

25' x 100'

LOT AREA: 2500 sq

ZONING:

R-4

IMPROVEMENTS: 2-story Victorian Building. 2/5's. Remodelled
baths and kitchens. Total of 10 rooms. Good
condition.

INCOME:

\$150 month each flat

ANNUAL GROSS: \$3600

EXPENSES:

Taxes: \$777 mo.

Insurance: 180

ANNUAL NET: \$2,643

SOLD:

Grantor: Wells Fargo Bank, as trustee for the
San Francisco Foundation

Grantee: Howard R. & Maybelle Lane; and
Lewis C & Phyllis Sarasy

Recorded: 5-5-69

Price: \$25,000



Block 1111 A Lot 6

3 Pieces
#1 Broderick Street
NW corner of Broderick & Wallis Streets
LOT AREA: 1530
ZONING: R-1
IMPROVEMENTS: 1-story, Veneer Siding, 1/2" x 1/2" Remodeled
bath and kitchen. Total of 10 rooms. Good
condition.
INCOME: \$150 month each floor
ANNUAL GROSS: \$2500
RENTS: 1st: \$777 mo.
2nd: 150
ANNUAL NET: \$2,643
Lessor: Wells Fargo Bank, as trustee for the
San Francisco Foundation
Grantee: Howard R. & Myrtle Lane; and
Lease C & Sylvia Garvey
Recorded: 5-2-63
Price: \$25,000



SFH-371
Redevelopment

WA. Composable Sale, 213 units, c. 1969

2/12

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